

Building Permit *SC Govt Control* Issuance Continues

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Supervisors Thursday decided to continue the unregulated issuance of building permits but told staff to avoid exceeding the year's allotment as mandated by the county's growth management ordinance.

During an afternoon study session, the board approved issues concerning the ordinance's discretionary building permit process.

Under Measure J, the county is limited to granting 930 building permits for the year. This study session was continued from March 8 when the board asked staff to return with "multiple choice answers rather than essay."

One of the major "multiple choice" answers agreed upon was continuing the issuance of permits. The issue passed, 4-0, (Supervisor Marilyn Liddicoat is on vacation).

Phil Sanfilippo of the Planning Department estimated that permit allocations could number 790 by mid-August. Subsequently, the county could encounter no home building through the

final four months of the year if all the allocations have been used.

The board also dealt with large, multi-year projects in excess of 30 units. Passed by a 3-0 vote (Supervisor Gary Patton had left the room) was a requirement that up to 25 percent of the urban and rural building permit quotas should be reserved for such large projects. Earlier, Patton had suggested there not be any reservation for rural area quotas as he cited "not seeing any reason for land divisions in rural areas."

This sentiment was again expressed by Patton when the board regulated the issuance of land divisions in rural areas to not more than 35 percent of each year's rural building permit quota. Patton noted that rural area land divisions "should be discouraged unless a compelling need was proven by the applicant."

Supervisor Chris Matthews replied he was in favor of "intelligent development in the mountains," since people have to live somewhere. Supervisor Dan Forbus agreed and said, "If we

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can do it right, I think we can build in the mountains. There's young people coming out of high school and college that have to have a place to live."

On another issue, supervisors unanimously approved directing staff to develop a system to evaluate large projects when there were more such projects seeking approval than the county could issue permits.

Other issues approved by the board included the following.

- Applications will be valid up to 18 months.
- An individual would be limited to the number of building permit applications or units. A fixed number, however, was not set.
- The ordinances and fees applicable at the

time of review and approval should apply when the permit is issued.

— The selling of permits or applications will not be regulated since it would be difficult to do so, as well as "probably not successful," according to staff.

— Temporary housing, such as organized camps and migrant employee housing shall not be included in the permit allocation system.

— Staff shall check for verification of existing structures when an application is received claiming to be a major remodel or replacement.

— If a moving permit results in an additional unit inside the unincorporated area of the county, it shall be regulated by Measure J. However, credit shall also be given to a new structure to be built on the same property that a previous structure was demolished.