

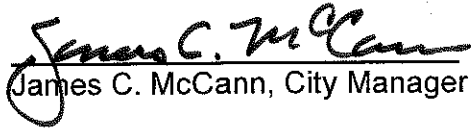
# City of Calistoga

## Staff Report

**TO:** Honorable Mayor and City Council  
**FROM:** Charlene Gallina, Planning and Building Director  
**DATE:** November 5, 2008  
**SUBJECT:** A Resolution Awarding the 2009 Growth Management System Allocations

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APPROVAL FOR FORWARDING:

  
 James C. McCann, City Manager

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1  
2 **ISSUE:** Consideration of a Resolution awarding the 2009 Growth Management System  
3 Allocations for Residential and Non-Residential Applications pursuant to Chapter 19.02  
4 Growth Management System of the Calistoga Municipal Code.

5  
6 **RECOMMENDATION:** Adopt Resolutions.

7  
8 **BACKGROUND/DISCUSSION:** The City's Growth Management System implements a  
9 cornerstone policy of the General Plan and establishes a process for restricting  
10 population growth to no more than 1.35% per year and balancing growth with the  
11 availability of essential public facilities and services. In addition to providing the  
12 residential growth rate, a growth threshold for non-residential development correlated to  
13 water demand was also established. A limit to new water demand of 8.0-acre feet/year  
14 was established in the program. This process has been designed to occur on an annual  
15 basis through the acceptance of growth inducing development applications that are  
16 reviewed based on the following:

- 17  
18 ➤ The project's conformity to the project site's General Plan Land Use designation and  
19 Zoning District;  
20 ➤ The readiness of the projects to proceed through project review and construction  
21 consistent with the timelines established in the system;  
22 ➤ A clear determination of reasonable water and wastewater needs of the proposal;  
23 and  
24 ➤ Whether or not the project meets the General Development Objectives adopted for  
25 the allocation period.  
26

27 Once an applicant receives an allocation, the planning process (environmental review,  
28 public hearings, etc.) on a specific development proposal may be commenced. All  
29 required discretionary and non-discretionary approvals and permits necessary to  
30 commence construction must be obtained within 12 months of the date of allocation or  
31 the allocation will expire. Therefore, an award of a Growth Management System  
32 Allocation does not function as an endorsement or approval of a project; it only enables  
33 an application to proceed through the planning and/or building permit process.  
34 Environmental or land use issues may cause the proposal to be amended, conditionally  
35 approved or denied through the normal public hearing process.

36  
37 Updated Summary of Previously Awarded Allocations:

38  
39 It should be noted that the 2009 allocation period is the City's final cycle within the fixed  
40 five-year cycle that commenced on January 1, 2005. As you may recall, the Growth  
41 Management System establishes a residential growth rate of 1.35% (28 units or 70.092  
42 persons) and a non-residential allocation or growth rate of 8 acre feet of  
43 water/wastewater per year (averaged over a five year planning/growth period).  
44 Therefore, within the five year cycle, residential population was calculated to increase  
45 by 350.46 people, and 40 acre feet of new water and wastewater distribution to non-  
46 residential uses would occur.

47  
48 Staff has included in the 2009 Growth Management Allocation Notebook a summary of  
49 the projects that have been awarded an allocation to date, as well as an identification of  
50 expired allocations, and the total allocations perfected or used up to date.

51  
52 Based on this summary, the City Council has awarded the following allocations:

53

<u>Awarded Residential</u>	<u>New Population Added</u>
54 GMA 2005	87.40 persons (32 Dwelling Units)
55 GMA 2006	65.75 persons (25 Dwelling Units)
56 GMA 2007	72.51 persons (25 Dwelling Units)
57 GMA 2008	<u>224.32</u> persons ( <u>80 Dwelling Units</u> )
58	Total 449.98 persons (162 Dwelling Units)

59 -Plus-

60 Exempted Units Counted Toward Growth Rate:

61  
62  
63 53.36 persons (6 Second Dwelling Units; 14 Single Family Detached Units - DA  
64 Reserved through the Vineyard Oaks Subdivision)

65

66 Total Population Added 503.34 persons (or 182 Dwelling Units)  
 67  
 68 Population growth of 503.34 persons representing a 2.42% annual growth rate  
 69 [503.34 persons divided by 5,192 (2005 population) x 100% divided by 4 years =  
 70 2.42% annual growth rate]  
 71

72 Expired Allocations Added Back  
 73 into the System to Date: 366.65 persons  
 74

75 Reserved Exempted Units for 2009  
 76 3 Second Dwelling Units 8.65 persons  
 77

78 Adjusted Allocations Available for Granting:  
 79 205.12 persons (approximately 77 units)  
 80 [350.46 (5 year projection) – 145.34 (final added population through  
 81 perfected allocation in years 1, 2, 3, & 4, as well as the year 5 reserved  
 82 second dwelling units of this 5-year cycle) = 205.12]  
 83

84 Awarded Non-Residential:

85	2005	15.174 Acre-Feet Water	17.343 Acre-Feet Wastewater
86	2006	1.194 Acre Feet Water	1.064 Acre-Feet Wastewater
87	2007	7.651 Acre Feet Water	12.430 Acre Feet Wastewater
88	2008	<u>4.004</u> Acre Feet Water	<u>8.498</u> Acre Feet Wastewater
89	Total	28.023 Acre Feet Water	39.335 Acre Feet Wastewater

90  
 91 Remaining Allocation for Granting: 11.977 Acre Feet Water  
 92 0.665 Acre Feet Wastewater  
 93

94 Expired Allocations Added Back  
 95 into the System to Date: 16.448 Acre-Feet Water  
 96 31.602 Acre Feet Wastewater  
 97

98 Adjusted Allocation Available for Granting:  
 99 28.425 Acre-Feet Water  
 100 32.267 Acre-Feet Wastewater  
 101

102 Since 2005, the residential population added to Calistoga either in units constructed or  
 103 creation of new lots through the subdivision process has been 145.34. This residential

104 population figure represents a total of 54 units (33 constructed units; 18 lots created; 3  
105 reserved second dwelling units) added to the City's housing stock.

106

107 2009 Growth Management Allocation Process:

108

109 On August 5, 2008, the City Council adopted Resolution No. 2008-074 establishing  
110 General Development Objectives for and opening the 2009 Growth Management  
111 Allocation Process. The adopted Objectives are as follows:

112

113 **General Development Objectives for Awarding Allocations in 2009**

114

115 A. Preference for **residential** allocations shall generally be given to projects that  
116 include one or more of the following:

117

- 118 • Construction of deed restricted residential units that go towards the goal of  
119 fulfilling the City's remaining regional housing need in the very-low, low-  
120 and/or moderate-income housing categories as defined by the General Plan.
- 121 • Construction of residential units that are proposed as part of a mixed-use  
122 development project.
- 123 • Construction of infill development located on existing residential lots of record.

124

125 B. Preference for **non-residential** allocations shall generally be given to projects  
126 that include one or more of the following:

127

- 128 • Intensification of existing uses or the construction of new structures for  
129 occupancy by a local serving retail or commercial business.
- 130 • Construction of a structure that includes non-residential uses as part of a  
131 mixed-use development project.
- 132 • Intensification of existing uses or new construction on vacant,  
133 underdeveloped or redeveloped land with necessary public infrastructure in  
134 place.
- 135 • Public or quasi-public uses (e.g., schools, churches, community facilities,  
136 etc.).

137

138 Application Filing:

139

140 On September 26, 2008, the filing period for the final GMA cycle within the five-year  
141 cycle that commenced on January 1, 2005 was closed resulting in the submittal of 21  
142 applications. Attached to this report is a summary of all applications received, which fall

143 into three categories: Residential, Commercial and Mixed-Use. Of the 21 applications,  
144 allocation requests are as follows:

145			
146	Residential:	Proposed # of New Units Requested	82
147		Total Population Projected	223.45 persons
148			
149	Commercial:	Additional Water Requested	27.700 (Acre Feet)
150		Additional Waste Water Requested	27.101 (Acre Feet)
151			

152 Staff attributes the significant amount in residential allocation requests to the expiration  
153 of previously granted GMA allocations and the submittal of the Cottage Glen project  
154 proposal.

155

156 Residential Allocations:

157

158 To calculate the population increase attributable to each application, staff utilized the  
159 City of Calistoga's 2000 Census on Population By Units In Structure by Tenure, which  
160 identifies the persons "generated" per household by the proposed residential unit type.  
161 Therefore, in this application period, a factor of 2.63 persons per household was used  
162 for requested development of single-family residences proposed to be created through  
163 minor or major subdivisions, a factor of 2.99 persons per household was used for Rossi  
164 Development - Washington Commons Condominiums, and factors of 2.75, 2.77, 2.63,  
165 and 3.39 persons per household for the Gumina Partnership mixed-use development  
166 proposal).

167

168 As requested, the total number residential allocations exceed the number of allocations  
169 available in this final cycle of the City's Growth Management System program (an  
170 increase in population of 205.12 persons available within the 1.35% growth rate of this  
171 five-year cycle; proposals representing a population increase of 223.45 persons have  
172 been submitted). The residential allocation requests have been divided into the  
173 following three categories.

174

- 175 • Creation of new lots through small subdivisions (6 applications – 10 new lots  
176 proposed; 12 single family units; population increase of 31.56 persons);
- 177 • Creation of new lots through large subdivisions (1 application – 30 new lots; 30  
178 single family units; credit for the replacement of 1 existing SFD would be granted;  
179 population increase of 78.90 persons)

- 180 • Mixed Use Development (3 applications – subdivision and/or construction of 5  
181 apartments, 12 duplex units, 6 single-family units with optional 5 granny units and  
182 12 condominium units; population increase of 112.99 persons)

183  
184 Staff has determined that out of 10 requested residential allocation applications, only 4  
185 applications (mixed use proposals – GMA 2009-22 – Gumina; GMA 2009-24 – Franklin;  
186 GMA 2009-25 - Rossi; and GMA 2009-27 - Cortez) meet the City's adopted General  
187 Development Objectives for this final cycle. Furthermore, staff finds that all 4  
188 applications are consistent with their respective General Plan Land Use designations  
189 and Zoning District designations with respect to proposed type of units to be created  
190 and density requirements.

191  
192 The other residential applications do not directly or fully address the adopted General  
193 Development Objectives. Still, given the availability of additional growth potential within  
194 the five-year cycle (205.12 persons), staff recommends GMA's be granted to several  
195 proposals.

196  
197 With respect to the application submitted by **Calistoga Affordable Housing, Inc.** (GMA  
198 2009-01), staff finds that this proposal will greatly assist the City in fulfilling the City's  
199 regional housing need requirement, since 88% of the units proposed will be deed  
200 restricted to very low, low, and moderate income households. The Council is aware that  
201 Conceptual Design Review by the Planning Commission was conducted on this  
202 proposal this past September and October and was not well received by the  
203 surrounding neighbors. The Planning Commission did express concerns about project  
204 intensity, however, thought that this issue could be overcome, if adequately mitigated.  
205 Therefore, the Commission noted that the applicant must address potential  
206 environmental impacts identified through this review, including but not limited to the  
207 following: traffic, drainage, protection of trees, wetland, cultural and biological  
208 resources, and site design and compatibility issues such as housing layout, project  
209 access and circulation, parking, and protection of surrounding neighborhood privacy  
210 (through setbacks and building heights) in conjunction with a formal application. Given  
211 this, staff recommends that Council grant an allocation for this application.

212  
213 Staff further recommends that **Mr. Cortez's** (GMA 2009-27) and **Mr. Franklin's** (GMA  
214 2009-24) application be granted a new allocation. Staff has no concerns with these  
215 proposals. It should be noted that **Mr. Cortez's** application is a re-submittal of a 2007  
216 GMA allocation that was granted by the City Council on November 8, 2006 and which  
217 will expired on November 8, 2007. Back in August, Mr. Cortez's planning approvals  
218 were granted by the Planning Commission. However, additional time is needed for Mr.

219 Cortez to process required building permits to secure his allocation. **Mr. Franklin** is  
220 seeking a small subdivision to divide his 2.15 acre parcel into two parcels for the  
221 purpose of creating a 1 acre lot for sale and future development of 1 single family  
222 detached unit.

223  
224 With regard to **Mr. Gumina's** application (GMA 2009-22), staff is recommending that an  
225 allocation be granted at this time. This application is a re-submittal of a 2008 GMA  
226 allocation that was granted on November 6, 2007 and which will expire on November 6,  
227 2008. It should be noted that Mr. Gumina did complete Conceptual Design Review by  
228 the Planning Commission in October 2007 and was well received. However, the  
229 applicant was unable to submit a formal application on this project to meet deadlines for  
230 securing an allocation due market conditions and other reasons.

231  
232 The **Rossi's** application (GMA 2009-25) is a re-submittal of an allocation request  
233 granted by the City Council on November 6, 2007 and which will expire on November 6,  
234 2008. It should be noted that this project was first granted an allocation in 2005.  
235 Although the project had received all necessary planning and building permit approvals,  
236 the applicant failed to secure their allocations due to market conditions and a desired  
237 change in product type – conversion of apartments to condominiums with a modest  
238 commercial component to the project. However, the applicant has failed to submit a  
239 formal application on this project to meet deadlines for securing an allocation. It should  
240 be further noted that the subject property has been placed on the market for sale.  
241 Given this lack of progress, it appears that the applicant is not ready to proceed with  
242 processing this project coupled with the limited number of allocations available for this  
243 final cycle; therefore, staff is reluctant to recommend the granting of an allocation at this  
244 time.

245  
246 With respect to the remaining five applications, staff finds that these applications are not  
247 consistent with the City's adopted General Development Objectives for this final cycle,  
248 since such applications represent the creation of new residential lots through small  
249 subdivisions (either infill or located within the City's Rural Residential General Plan land  
250 use designation). However, staff recognizes all these applications are re-submittals of  
251 forthcoming expired allocations (all granted in 2007 and will expire on November 6,  
252 2008) and further recognizes that all have submitted a formal planning application for  
253 processing. Unfortunately, all have been unable to complete their processing in the  
254 required timeframe in order to secure their allocation.

255  
256 Out of these five applications, staff finds that the two applications (**Montelli** – GMA  
257 2009-04 and **Tulloch-MacPhail** – GMA 2009-06) should be reallocated in order to

258 complete the Final Map processing for their project. Both applicants have sought their  
259 tentative parcel map approvals and are now in the final stages of securing final map  
260 recordation.

261  
262 The remaining applications (**Arroyo** - GMA 2009-03; **Lundy** - GMA 2009-05; **Von**  
263 **Strasser** - GMA 2009-07); include three minor subdivision proposals (four lots or less).  
264 Staff finds these allocation requests to be inconsistent with the adopted General  
265 Development Objectives. Furthermore, these subdivision requests were late in the  
266 submittal of a formal application (May and June, 2008) which contributed to their  
267 inability to secure an allocation within the required timeframe. Of the three subdivision  
268 proposals, **Mr. Arroyo's** application is a reconfiguration of a previously granted  
269 allocation in which the project was withdrawn in June 2007 in response to public  
270 comments received on the environmental review prepared for this Tentative Parcel Map  
271 This project is located within the Rural Residential General Plan Land Use Designation.  
272 The remaining two subdivision proposals are located within Rural Residential – Hillside  
273 General Plan Land Use Designation (**Strasser, Lundy**). However, given that these  
274 applicant's have submitted a formal tentative parcel map application, staff is  
275 recommending that Council grant each an allocation.

276  
277 Non-Residential Allocations:

278  
279 The non-residential applications submitted in this final cycle have been divided into the  
280 following four categories.

- 281  
282
- 283 • Intensification of an Existing Use – Local Serving (5 applications)
  - 284 • Intensification, Redevelopment, Renovation and/or Expansion of Existing  
285 Development (5 applications);
  - 286 • Mixed Use Development (4 applications); and
  - 287 • Quasi-Public uses (1 application)

288 Staff has determined that fourteen (14) of these applications are consistent with the  
289 adopted General Development Objectives and the respective City's General Plan Land  
290 Use designation and Zoning District. However, staff has concerns regarding the ability  
291 of some applications to meet the required deadlines for securing the allocations.

292  
293 With respect to those applications requesting a modest increase in water/wastewater  
294 baselines and/or renovation/redevelopment of an existing structure or properties, staff  
295 finds that these applications are project ready to proceed through planning review  
296 and/or building permit process. Therefore, staff recommends that the City Council grant



297 an allocation for the following applications: **Patiris** – GMA 2009-02 (Existing Residence  
298 & New B&B Facility), **Feiereisen** - GMA 2009-10 (Yo El Rey Roastery); **Shaw** - GMA  
299 2009-11 (CalMart Office/Storage), **Stover/Mitrovich** GMA 2009-12 (Wine Tasting  
300 Facility), **Farris/Alvarez** - GMA 2009-14 (Mitchells Grocery), **Sereni** - GMA 2009-15  
301 (Scoops & Swirls); **Saunders** - GMA 2009-23 (Existing Apartments & Beauty Salon),  
302 and **Romeo** – GMA 2009-26 (Existing Residence & Wine Sales-Tasting).  
303

304 Staff further recommends that **Mr. Patel's** (GMA 2009-21) and **Mr. Cortez** (GMA 2009-  
305 27) applications also be granted a new allocation. Staff has no concerns with these  
306 proposals. Mr. Patel's application is a re-submittal of a 2008 GMA allocation that was  
307 granted by the City Council on November 6, 2007 and which will expire on November 6,  
308 2008. It should be noted that this application includes a request for an increase in water  
309 and wastewater to accommodate an adjustment in the proposed project. Furthermore,  
310 a new allocation will provide Mr. Patel adequate time for processing this proposed 80  
311 unit lodging facility with a spa, conference, retail and dining facility and the renovation of  
312 a manager's unit. This project has been scheduled for Planning Commission  
313 consideration on November 12, 2008.  
314

315 **Mr. Cortez's** application is also a re-submittal of a 2007 GMA allocation that was  
316 granted by the City Council on November 8, 2006 and which expired on November 8,  
317 2008. Back in August, Mr. Cortez's planning approvals were granted by the Planning  
318 Commission. However, additional time is needed for Mr. Cortez to process required  
319 building permits to secure his allocation, which includes both a residential and non-  
320 residential allocation for the expansion of Vallarta Market and 1 apartment unit.  
321

322 With respect to **Upper Valley Ministries** (GMA #2009-13), this application is a re-  
323 submittal of a 2005 GMA allocation that was granted by the City Council on May 3, 2005  
324 and which expired on May 3, 2008. Once again, this application meets the General  
325 Objective of being a quasi-public use. Given the desire of the applicant to move forward  
326 with the construction of their Church in 2009, staff is recommending that the Council  
327 grant a new allocation for this project to give Upper Valley Ministries sufficient time to  
328 commence construction and secure their allocation.  
329

330 As discussed above under Residential Allocations, staff recommends **Mr. Gumina**  
331 (GMA 2009-22) also be granted a non-residential allocation, since this application  
332 represents a modest request to accommodate commercial space to be located in a  
333 mixed use building.  
334

335 With respect to the **Bounsall** family's application (GMA 2009-20), staff finds this project  
336 proposal has substantial merit and should be encouraged. However, in review of this  
337 application, staff has determined it to be consistent with the adopted General  
338 Development Objectives with regards to a mixed use project (reconfiguration of existing  
339 residential units and a winery-event center). With respect to the General Plan Land Use  
340 designation and Zoning District, staff finds this project inconsistent with respect to  
341 proposing retail use and an event center. However, staff has discussed the option for  
342 submittal of a Planned Development District rezone request to address this issue.  
343 Furthermore, it should be noted that the applicant has completed their pre-application  
344 conference with staff and is ready to proceed forward to the Planning Commission for  
345 Conceptual Design Review. In addition, staff has concerns regarding this project's  
346 ability to meet the required deadlines for securing a GMA given the applicant's desire to  
347 phase this project in three phases. It should be noted that the City's Growth  
348 Management System Program was originally set up for those projects that were ready  
349 to immediately secure project entitlements and commence construction/record a final  
350 map on all facets of a project within a year with the ability to request an extension up to  
351 12 months. Given that the Bounsall family proposes to phase this project, staff has  
352 discussed this issue with the applicant at length. As a result, the Bounsall family has  
353 expressed an interest to pursue a Development Agreement with the City. However, in  
354 the interest of pursuing all options for securing a water and wastewater allocation from  
355 the City, the applicant opted to also request a Growth Management allocation.

356  
357 At this time, staff recommends the applicant should proceed forward in obtaining a  
358 Memorandum of Understanding from the City in order to reserve an allocation through  
359 the processing of Development Agreement, given the scope and proposed timing of this  
360 project. A major benefit for pursuing this avenue is to provide an opportunity for the  
361 applicant to secure a longer timeframe for the processing and construction of such a  
362 project rather than phase project approval within yearly increments. In addition, the  
363 processing of a Development Agreement would remove any uncertainties with respect  
364 to the required payment of processing and development impact fees and make them  
365 known up front in the process.

366  
367 With regards to the **Mr. Rossi's** application (GMA 2009-25), staff, based upon  
368 discussion provided above, is reluctant to recommend the granting of an allocation even  
369 though such non-residential allocation represents a modest request to accommodate  
370 commercial space to be located in a mixed use building.

371  
372  
373

374 Allocation Request Recommendations:

375  
 376 Based upon staff analysis of the applications submitted for 2009, staff is recommending  
 377 that the City Council grant Growth Management Allocations as follows:

378  
 379 Residential:

380 **Mixed-Use Development**

381

382 <u>Application No.</u>	382 <u>Applicant Name</u>	382 <u>Pop. Increase based on 2000 Census</u>
383 GMA #2009-22	383 Gumina Partnership (26 units)	383 74.34 persons
384 GMA #2009-24	384 Steve Franklin (1 lot)	384 2.63 persons
385 GMA #2009-27	385 Jamie Cortez (1 unit)	385 2.77 persons
386 <b>Subtotal</b>		386 <b>79.74 persons</b>

387  
 388 Large Subdivisions:

389

390 <u>Application No.</u>	390 <u>Applicant Name</u>	390 <u>Pop. Increase based on 2000 Census</u>
391 GMA #2009-01	391 Calistoga Affordable Housing (30 lots)	391 78.90 persons
392 <b>Subtotal</b>		392 <b>78.90 persons</b>

393  
 394 Small Subdivisions (Four Lots of Recordation of Final Map Anticipated within 6  
 395 Months):

396

397 <u>Application No.</u>	397 <u>Applicant Name</u>	397 <u>Pop. Increase based on 2000 Census</u>
398 GMA #2009-03	398 Vincent Arroyo (4 lots)	398 10.52 persons
399 GMA #2009-04	399 Daniel Montelli (1 lot)	399 2.63 persons
400 GMA #2009-05	400 John Lundy (3 lots)	400 7.89 persons
401 GMA #2009-06	401 Tulloch/MacPhail (2 lots)	401 5.26 persons
402 GMA #2009-07	402 Rudy & Rita Von Strasser (1 lot)	402 2.63 persons
403 <b>Subtotal</b>		403 <b>28.93 persons</b>

404  
 405 **Grand Total**

405 **187.57 persons**

406  
 407 Non-Residential & Mixed-Use Developments:

408

409 <u>Application No.</u>	409 <u>Applicant Name</u>	409 <u>Water</u>	409 <u>Wastewater</u>
410 GMA #2009-02	410 Yiota Patiris	410 0.340 a.f.	410 0.300 a.f.
411 GMA #2009-10	411 J Kirk Feiereisen	411 0.062 a.f.	411 0.056 a.f.
412 GMA #2009-11	412 William Shaw	412 0.140 a.f.	412 0.126 a.f.

413	GMA #2009-12	Stover & Mitrovich	0.580 a.f.	0.590 a.f.
414	GMA #2009-13	Upper Valley Ministries	4.870 a.f.	1.800 a.f.
415	GMA #2009-14	Farris/Alvarez	0.122 a.f.	0.110 a.f.
416	GMA #2009-15	Brian Sereni	0.071 a.f.	0.064 a.f.
417	GMA #2009-21	Jag Patel	5.620 a.f.	9.950 a.f.
418	GMA #2009-22	Gumina	0.130 a.f.	0.120 a.f.
419	GMA #2009-23	Corrine Sanders	0.144 a.f.	0.129 a.f.
420	GMA #2009-26	Frank & Eugena Romeo	0.480 a.f.	0.430 a.f.
421	GMA #2009-27	Jamie Cortez	0.401 a.f.	0.361 a.f.
422	<b>Total</b>		<b>12.960 a.f.</b>	<b>14.036 a.f.</b>

Attached to this report are appropriate resolutions for City Council action. Please note that three resolutions have been provided in recognition of Council member conflict of interest in taking action on the award of allocations requested by Ms. Sanders, Mr. Romeo, and Mr. Gumina.

Revisit of the Growth Management System Ordinance: In August, the City Council, as well as, the Planning Commission agreed that there was a need to revisit the City's Growth Management System Program to provide more flexibility in the regulations and to explore options on providing development incentives to encourage applicants to bring in projects that address City needs. Given this direction, it is staff's intent to bring forth recommendations on an amendment after City Council granting of the 2009 allocations. Therefore, staff will be moving forward on this direction and will be presenting recommendations for changes to the Planning Commission in December and thereafter to the City Council.

**FISCAL IMPACT:** Authorizing the allocations does not present any fiscal impact to the City. Costs incurred in the review of the allocation request have been offset by application fees.

**ATTACHMENTS:**

1. Draft Resolutions
2. Summary of GMA Application Requests – Residential, Commercial, & Mixed-Use
3. 2009 Growth Management System Allocation Applications [Notebook]