

APPCE-19-003

Mindy Madden
Mary Ritchie

PROPERTY

- 3420 Lone Feather Drive
 - North of Drennan Road and west of S. Meridian Road
- RR-5 (Residential Rural) zoning district
- 13.42 acres
- Commissioner District 4

VIOLATION

Land Development Code

5.2.38 (A)(3) Occupancy of Vehicles Prohibited:

No person shall occupy or reside within any vehicle and/or recreational vehicle. Recreational vehicles may be occupied when located within a RVP district or used as temporary housing subject to the standards of Chapter 5 of this Code.

- The Board approved the above amendment to the Land Development Code in January 2018.

TIMELINE

- October 2017: A temporary use (TU) permit was approved for twelve (12) months
- November 2018: An extension was approved and a second TU permit was issued for an additional six (6) months
- May 2019: Property owners notified the TU permit had expired. The PCD Director denied any further extensions
- July 2019: A notice of violation was issued
- August 2019: Executive determination was issued
 - Request for an appeal received.

5.2.50 TEMPORARY HOUSING

Key Points:

- The duration of the temporary housing shall not exceed 12 months unless a renewal is granted.
- The temporary housing shall be removed from the site at the end of the 12 month period or following completion of the construction, whichever comes first.
- An extension of time may be granted by the PCD Director following a finding that significant progress has been made in the construction of the permanent dwelling or there have been circumstances beyond the control of the property owner that have delayed construction.



9.11.2019 15:19





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RECOMMENDATION

Staff recommends the Board deny the appeal and affirm the decision of the PCD Executive Director to issue an executive determination to authorize the OCA to proceed with litigation.