



PLANNING COMMISSION & DEVELOPMENT REPORT 2024



PLANNING COMMISSION MEMBERS

The Planning Commission is comprised of seven members appointed by the City Council. The first term of office is three years, and then Planning Commissioners serve one-year terms. In April, 2024, the City Council reappointed Commissioner Peterson and appointed Patrick Donlin, Jerome D'Alessandro and Dan Goodrich.

Commissioner	First Appointed	Expiration of Term
Michael Peterson, Chair	2020	4/1/24
Kendal Carlson, Vice-Chair	2023	4/1/26
Kjell Nafstad	2022	4/1/25
Erin Saewert	2022	4/1/25
Patrick Donlin	2024	4/1/27
Jerome D'Alessandro	2024	4/1/27
Dan Goodrich	2024	4/1/27

PLANNING COMMISSION SCHEDULE AND ATTENDANCE

The Planning Commission met 10 times during the past calendar year with members attaining an aggregate attendance rate of 68%, as follows:

Commissioner	1/16	2/20	4/16	5/21	6/18	7/16	8/20	9/17	10/15	12/17
Michael Peterson	P	A	A	P	P	P	P	P	P	P
Kendall Carlson	P	P	P	P	P	P	P	P	A	P
Kjell Nafstad	A	P	A	A	P	A	A	A	P	P
Erin Saewert	A	P	P	A	A	A	P	A	A	A
Patrick Donlin	--	--	P	P	P	P	P	P	P	P
Jerome D'Alessandro	--	--	P	P	P	A	P	P	P	A
Dan Goodrich	--	--	P	P	P	A	P	P	A	P

A Planning Commissioner who misses three consecutive regularly scheduled meetings or four regularly scheduled meetings within a calendar year will be reviewed by the Planning Commission for continued membership.

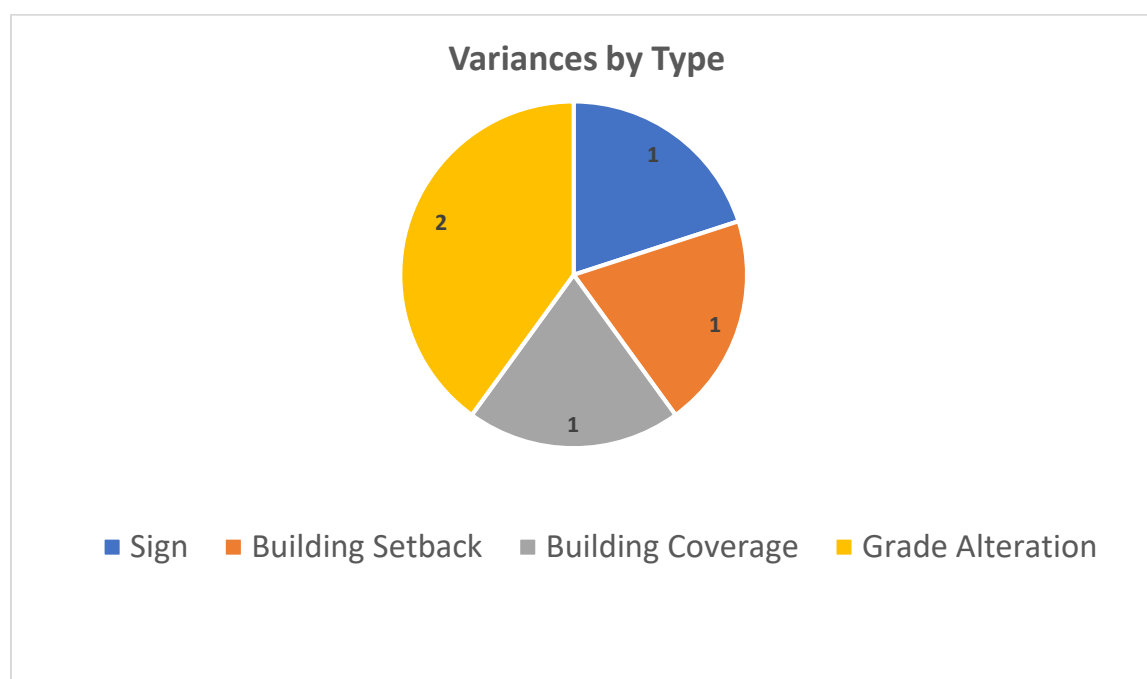
PLANNING COMMISSION APPLICATIONS BY TYPE (past five years)

The Planning Commission had a slightly less active year in 2024 with 21 development applications or discussion items compared to an average 27 applications/discussion items the previous four years.

Planning Commission Application/Deliberation	2020	2021	2022	2023	2024
Variances	15	24	13	10	5
Conditional Use Permits	1	6	10	12	5
Rezoning	--	--	--	--	1
Zoning Ordinance Amendments	3	1	4	2	5
Preliminary Plats	2	2	2	1	--
Comprehensive Plan/Amendments	1	--	--	--	--
Study Items	1	3	2	3	5
Total Applications/Deliberations	23	36	31	28	21

Variance Requests

The following table breaks down the 5 variance requests in 2024 by type.



Variance Requests

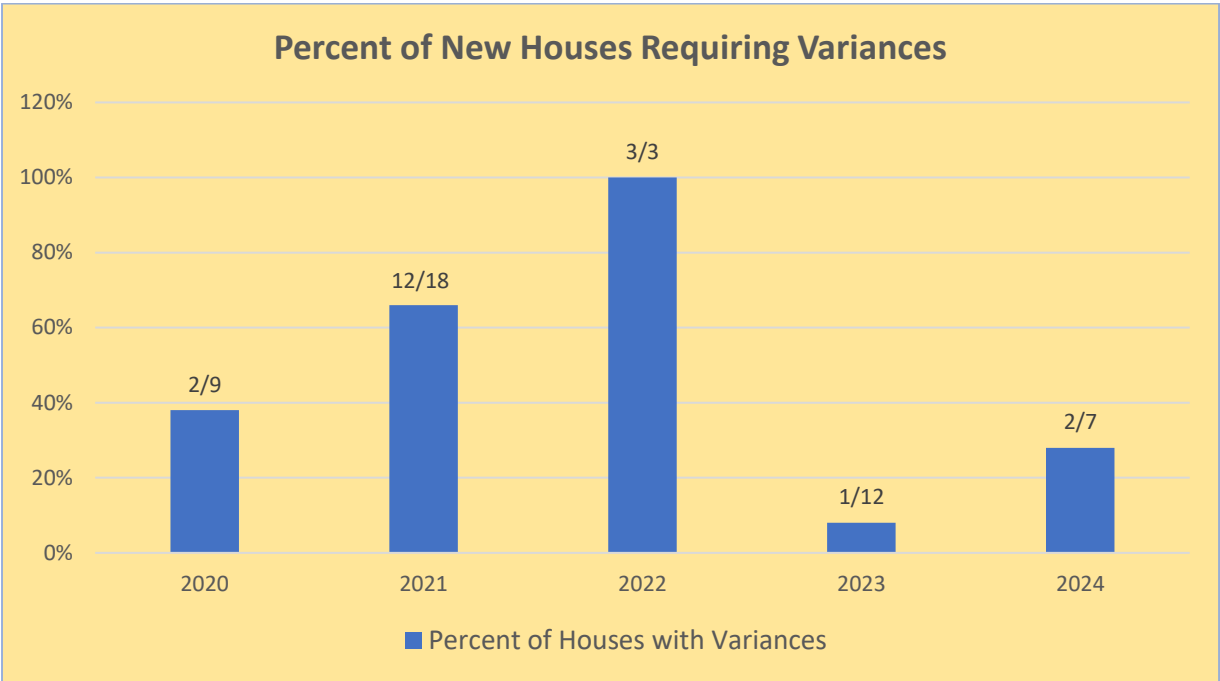
The following table breaks down the variance requests in 2024 by type.

NEW HOUSES	Address	Setbacks	Building Coverage	Grade Alteration
	3935 Walden Shores Road		X	
	20715 Linwood Road			X

ADDITIONS	4200 Water Street	X		
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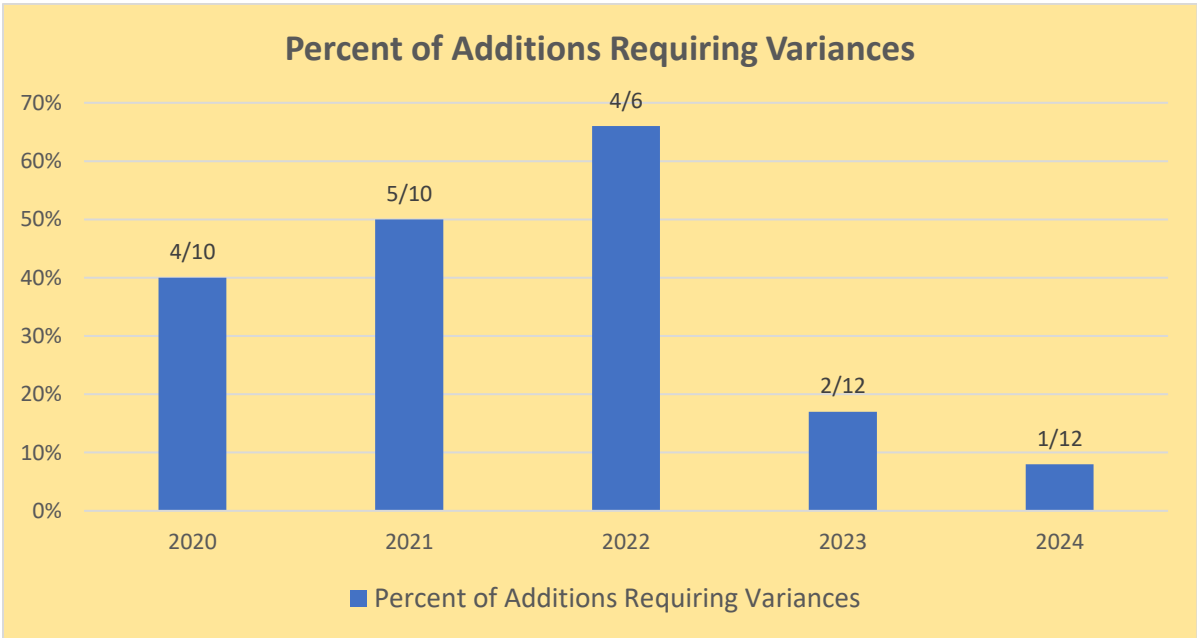
Variances Requested for New Houses

In 2024, two of the seven new houses needed a variance.



Variances Requested for Additions

In 2024, of the 12 additions and detached garages that were constructed, only 1 required a variance, which represents 8% of the home additions and detached garages constructed in 2024.



2022 Zoning Ordinance Amendments/Study Items

In 2022, the Planning Commission's goal was to review the City's grading limit ordinance. The Planning Commission accomplished that goal and revised the grading ordinance and eliminated reducing the grade by more than three feet from needing a variance. The Planning Commission also held public hearings and recommended changes to the Zoning Ordinance on the following items:

- Amended the variance review process so that the Council has the right to send applications with significant changes back to the Planning Commission.
- Eliminated the need to get a variance from the minimum lot size even if no other variances were required.
- Increased the height of detached garages from 15 feet to 20 feet.

2023 Zoning Ordinance Amendments/Study Items

In 2023, the Planning Commission also held public hearings and recommended changes to the Zoning Ordinance on or discussed the following items:

- Amended the minimum width of houses so houses with a section less than 24 feet wide no longer need a variance.
- Backyard Chickens
- Created a Stormwater Manual to better define what constitutes hardcover, inform homeowners on the pros and cons of different stormwater mitigation measures, and require drainage maps for Conditional Use Permit application to exceed the hardcover limit.
- Updated the Subdivision ordinance to be consistent with the zoning ordinance and state statutes.
- Exempted the first accessory structure under 120 square feet from the hardcover limits.

2024 Zoning Ordinance Amendments/Study Items

In 2024, the Planning Commission also held public hearings and recommended changes to the Zoning Ordinance on or discussed the following items:

- Reviewed the regulations and zoning districts for cannabis businesses
- Changed the maximum height of detached garages from 20 feet to 23 feet
- Discussed the walkability of the community
- Started reviewing the Sign Ordinance
- Clarified the regulations for expansion of non-conforming structures

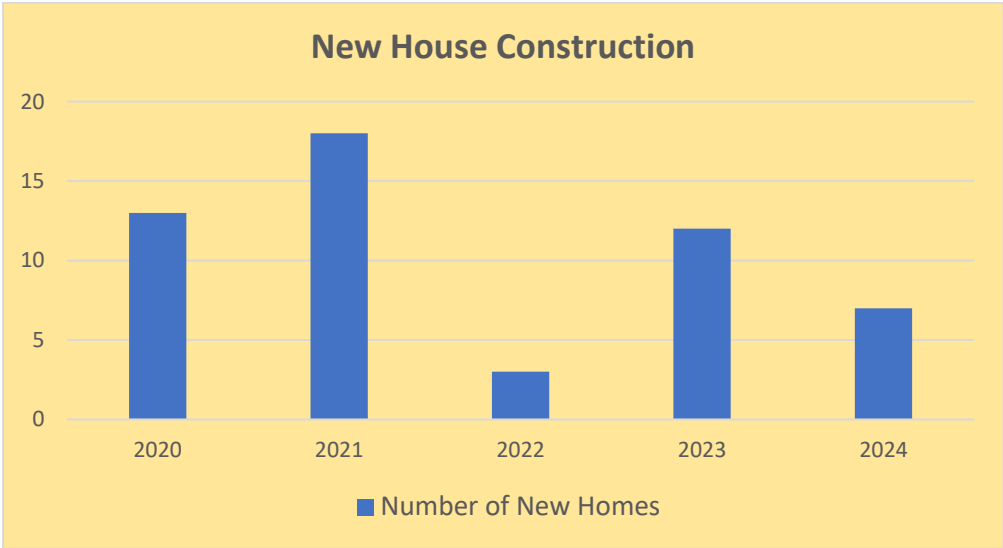
2025 Goals

- Finish Trail Plan
- Finish Sign Ordinance Update
- Review Commercial Uses
- Study Grading Regulations
- Study Tree Canopy Cover
- Fix Zoning Map and Zoning Ordinance Discrepancy for 19400 HWY 7
- Study Single-Family Building Footprint (sliding scale)

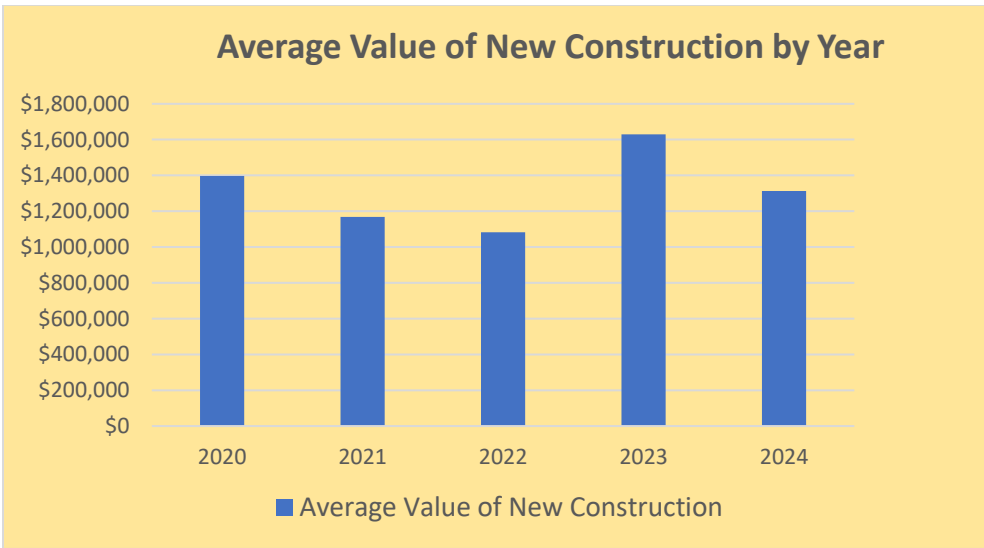
DEVELOPMENT TRENDS

New Houses

Over the past four years there have been 46 homes constructed in Deephaven, which averages 11.5 homes constructed per year. In 2024, 7 homes were constructed, which is lower than the four-year average.

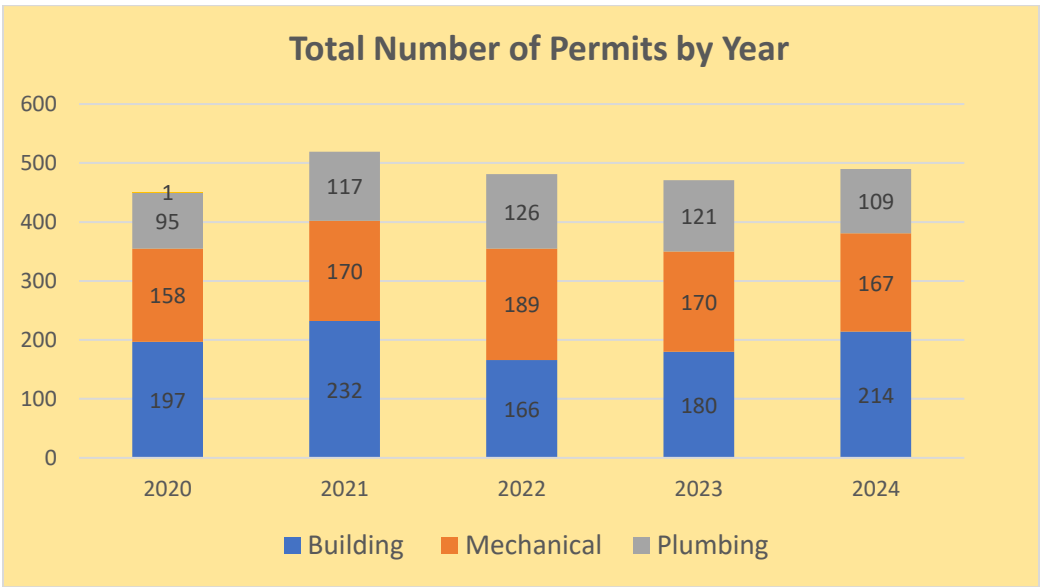


The houses constructed over the past four years had an average valuation of \$1,319,500, which does not include the cost of the lot. The 7 homes constructed in 2024 had an average valuation of \$1,313,500, which is the consistent with the average of the past four years.

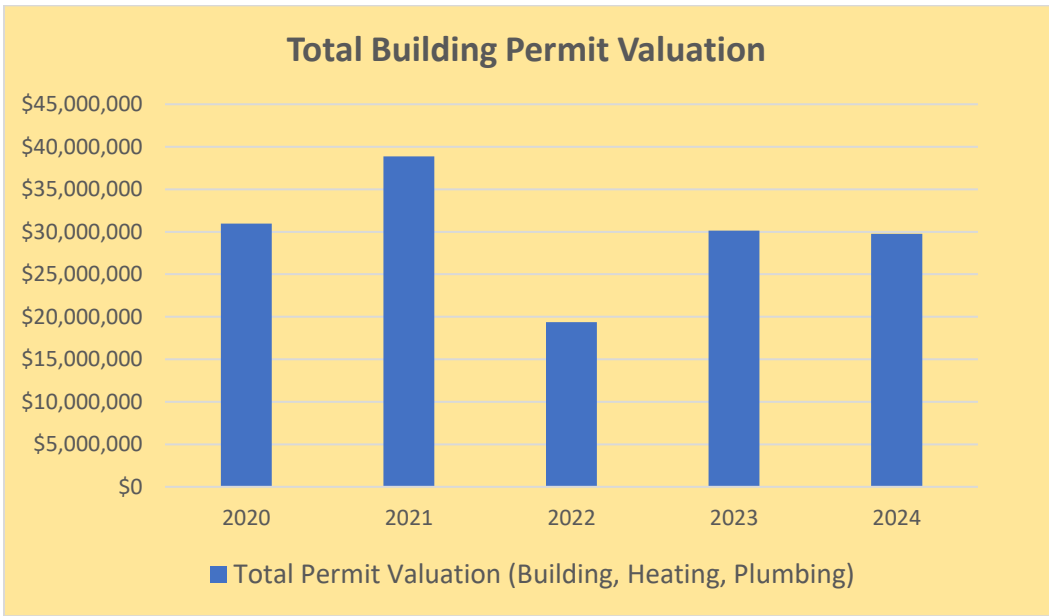


Total Construction

Over the past four years, there has been an average of 480 total building permits issued (building, mechanical and plumbing). In 2024, the city issued 490 total permits, which is slightly higher than the four-year average.



Over the past four years, the value of all building permits has averaged \$29,827,890. This represents the amount of money invested in the City each of the past five years. In 2024, \$29,743,632 was invested in the community, which is consistent with the four-year average.



PERMIT REVENUE

The table below shows the gross permit fees for the past four years for all types of permits. In 2024, the total gross permit revenue was \$371,314, which is more than the four-year average of \$355,090. The City typically pays the Metro West 30% of the permit revenue for their building inspection services.

