

## Community Development ~ June 2024

### *Overview*

In June 2024, the Community Development Building Department saw significant activity. A total of 12 building permits were issued, generating \$10,579 in fees and encompassing projects valued at \$898,000. Furthermore, approvals were granted for two new single-family residences (NSFR), resulting in \$7,886 in fees and a combined valuation of \$773,000. There has been a total of 12 new NSFRs this year. This number is dramatically less than we have seen since 2021, when we averaged around 50 NSFRs annually.

### *Building Permits and Fees*

Throughout June 2024, the department maintained a steady issuance of building permits, reflecting the ongoing community construction and development. The permits encompassed a range of projects, contributing significantly to the local economy. The breakdown of permits and associated fees is as follows:

- **Total Permits Issued:** 12
- **Total Fees Collected:** \$10,579
- **Total Valuation of Projects:** \$898,000

### *New Single-Family Residences (NSFR)*

A key highlight for the month involved the approval of new single-family residences. This category of permits underscores the growing demand for residential development within the community:

- **New Single-Family Residences Approved:** 2
- **Fees Collected from NSFR:** \$7,886
- **Total Valuation of NSFR Projects:** \$773,000

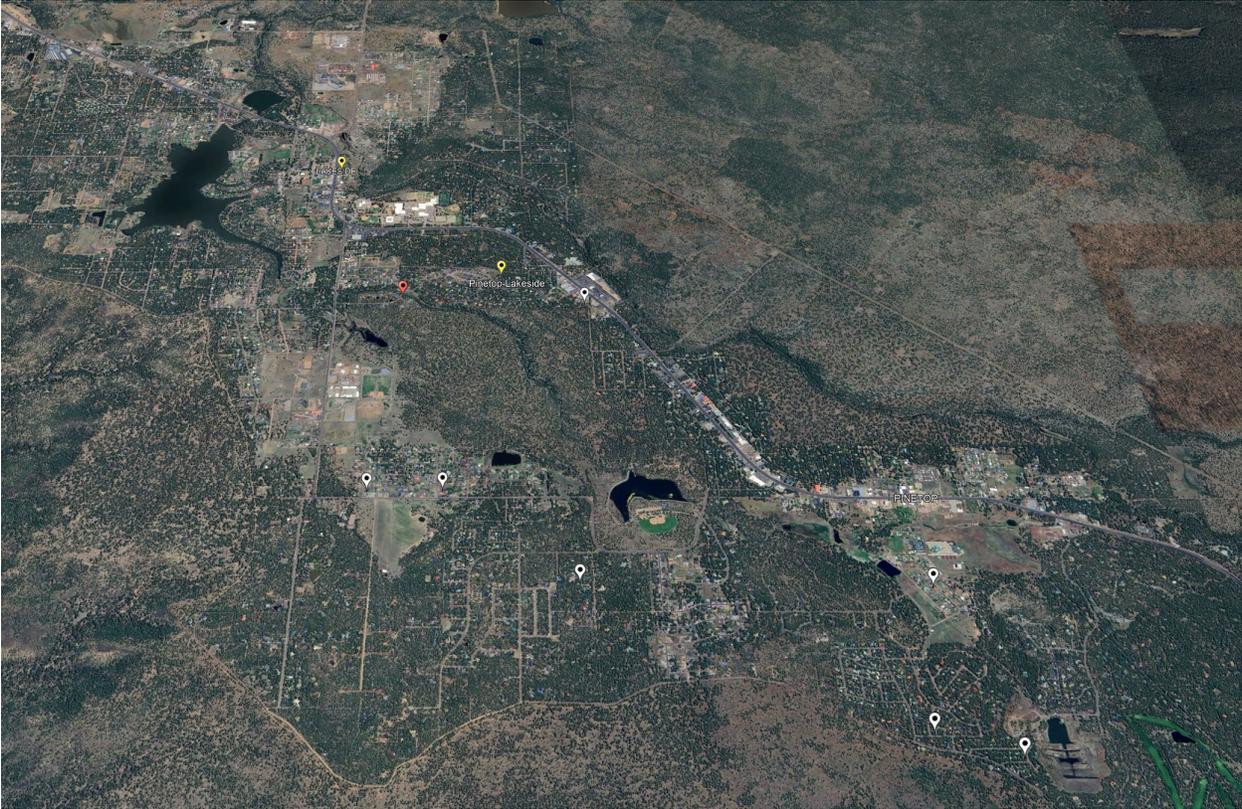
### *Conclusion*

The Community Development Building Department's activity in June 2024 highlights strong development trends, especially in residential construction. The fees and valuations from these permits are essential for supporting city infrastructure and services, underscoring the department's significant role in community growth and development. We foresee sustained development momentum in the upcoming months, further driving economic growth and enhancing the community.

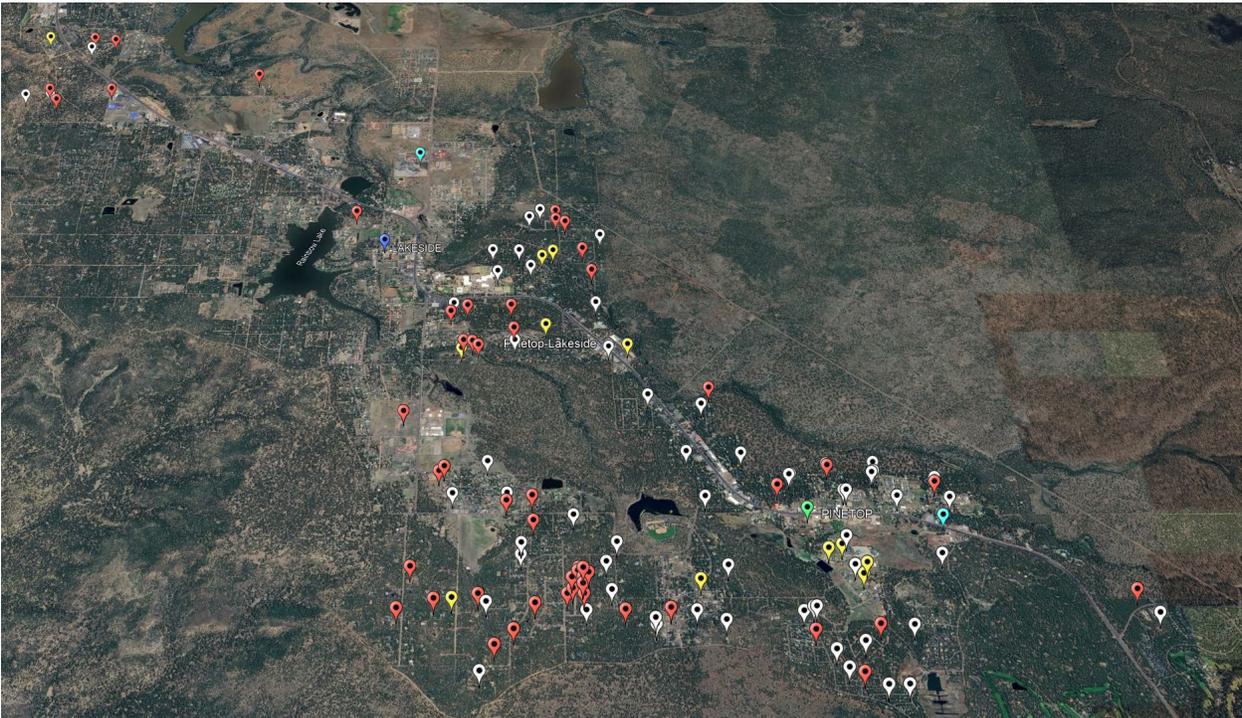


*Monthly Inspections*

Site	6
Footing	6
Stem Wall	5
Slab	2
Floor Framing	3
Shear wall	4
Roof Nailing	4
Rough In	11
Insulation	0
Drywall	3
Electrical	6
Gas	2
Final	8
Miscellaneous	2
Total	62



June Permits: Red=NSFR, White=Additions, Yellow=Utilities Green=Cell Towers





Ongoing Active Permits: Red=NSFR, White=Additions, Yellow=Utilities Green=Cell Towers, Blue=PD & NEC

## Business Licenses and Other Permits

This month, our office has issued various business licenses and permits, reflecting the diverse economic activities within our community. Below is a summary of the types and numbers of licenses and permits issued:

- **2 Special Event Permits**
- **28 Single Vendor Permits**
- **11 Annual Vendor Permits**
- **4 Short-Term Rental Permits (STR)**
- **55 STRs licensed this year and 164 STRs since Ordinance inception**
- **9 Business Licenses**

### *Breakdown of Business Licenses Issued*

FOR IMMEDIATE RELEASE

### **Discover Diverse Local Businesses: From Traditional Irish Food to Fire Protection Services**

Our community is home to a vibrant array of businesses catering to various needs and interests. Here's a closer look at some of the remarkable enterprises that contribute to our local economy and enrich our daily lives:

**Irish Colleen:** Dive into the heart of Irish culture with traditional Irish food and drink. Whether you're seeking a taste of home or an introduction to Ireland's culinary delights, Irish Colleen has something special for you.

**Dubside Tattoo:** Express yourself with the artistic expertise of Dubside Tattoo. Renowned for their unique designs and professional service, they create lasting art that tells your story.

**Austin HVAC LLC:** Keep your home and business comfortable year-round with Austin HVAC LLC, the trusted HVAC subcontractor known for exceptional service and reliability.

**Dental Designs:** Experience top-notch dental care with Dental Designs. Their skilled team ensures that every visit is a step towards a healthier, brighter smile.

**Spear Custom Homes LLC:** Bringing dreams to life, Spear Custom Homes LLC specializes in construction, combining quality craftsmanship and innovative design.

**Green Scorpion Termite & Pest:** Protect your property with Green Scorpion Termite & Pest, as they offer comprehensive pest control solutions for residential and commercial properties.



**Associated Sign Co:** Make a statement with Associated Sign Co. From custom signs to large-scale installations, they help your business stand out and get noticed.

**Cooperative Building Solutions:** Trust Cooperative Building Solutions for your general contracting needs. They deliver projects on time and within budget, ensuring complete satisfaction.

**Summit Fire Protection:** Safety first with Summit Fire Protection. Specializing in fire life safety and fire alarms, they provide peace of mind through top-tier protection services.

These businesses represent the dynamic and diverse spirit of our community. By supporting them, we help foster local growth and innovation.

### *Analysis*

This month's issuance of business licenses and permits indicates robust activity in several key sectors. The significant number of Single Vendor Permits (28) suggests increased small-scale vendor activities linked to local events or markets. The presence of 11 Annual Vendor Permits shows stability and a commitment from vendors to engage with the community year-round.

The variety of business licenses issued is also noteworthy. From a traditional food and drink establishment like Irish Colleen to specialized services such as HVAC subcontractors and dental offices, there is a healthy blend of businesses catering to different needs. Construction and general contracting services, represented by entities like Spear Custom Homes LLC and Cooperative Building Solutions, play a vital role in supporting the community's infrastructure development.

Special Event Permits, with a total of 2, may reflect a trend toward organizing exclusive community events. With 4 Short-Term Rental Permits (STR), there's also a growing interest in leveraging properties for temporary housing, possibly due to increased tourism or business travel.

Overall, the data not only underscores the area's economic vitality but also the diverse nature of commercial activities thriving within our community.

### *Conclusion*

The issuance of an array of business licenses and other permits highlights a positive economic trend within our jurisdiction. Continuous monitoring and support for these businesses will foster growth and contribute to the overall economic well-being of the community.

### *Recommendations*

1. **Enhanced Monitoring:** Additional oversight for newly licensed businesses to ensure compliance with local regulations.
2. **Support Programs:** Develop support programs aimed at aiding small businesses and vendors to sustain their operations.
3. **Community Engagement:** Encourage community activities promoting local businesses, increasing their visibility and patronage.

# Code Enforcement

## *Overview*

This report provides an overview of the code enforcement activities carried out in the month. It highlights the types of violations reported, the areas most affected, and steps taken to address these violations.

## *Types of Code Violations Reported*

During this month, the following types of code violations were reported:

- **Building Demolition Required:**
  - I spoke with property owner Stephanie Crane regarding the required demolition of a building. The building structure is full of items and must be emptied before demolition. The pressure and sense of urgency to address these issues have been increased.
- **Non-Compliant Properties and Trailers:**
  - Unless there are immediate "Life Safety" concerns, non-compliant properties and trailers will be addressed on a complaint-driven basis.
- **Signage Violations:**
  - Ongoing enforcement activities are targeting non-compliant signage.

## *Areas Most Affected*

The neighborhood most affected by code violations this month is:

- **Wonderland Acres**

## *Actions Taken*

### **Building Demolition**

- Engaged with Stephanie Crane to ensure the demolition process begins as required—increased communication to emphasize the urgency of compliance.

### **Non-Compliant Properties and Trailers**

- Handled non-compliant properties and trailers based on complaints received, prioritizing those posing immediate life safety risks.

### **Signage Violations**

- Continued active enforcement against non-compliant signage within the affected areas.

*Wins*



2792 Beaver Tail Post Fire 2021



2792 Beaver Tail 2024

*Conclusion*

This month, significant efforts have been undertaken to address code violations, focusing on major issues such as demolitions and non-compliant signage. Wonderland Acres has been identified as the neighborhood needing the most attention due to trailers and RVs parked in front yard setbacks, which violate section 17.104.090 of the Town Code. Future reports will track the progress of these enforcement actions, ensuring compliance and safety within our community.

Don't hesitate to contact our code enforcement team with questions or if you need further information.

## **Planning and Zoning**



The Planning & Zoning Commission did not hold regular meetings in June, allowing time to prepare for upcoming sessions. However, we have a comprehensive and busy agenda ahead. In July, we will review structural age requirements for manufactured homes, which are crucial for ensuring safety and compliance in our community. Additionally, we will examine a minor zoning amendment for the Lakepointe Development, which could significantly impact local residents and businesses. Moving into August, we will consider a major amendment to the Land Use Element, reflecting our commitment to sustainable development and responsible planning. Furthermore, a zoning amendment for the North Penrod Annexation will be discussed to address growth and infrastructure needs in that area. These forthcoming discussions and decisions are essential for shaping the future of our community.

"Engineers like to solve problems. If there are no problems handily available, they will create their own problems." — Scott Adams

Respectfully,

Jeremiah Loyd, P.E.  
Community Development Director