



Community Development ~ July 2024

Overview

In July, the Building Department issued 17 building permits, leading to a collection of \$16,243 in fees. The overall value of permitted projects reached \$1,402,489. There were 3 New Single Family Residential home permits in July, bringing the yearly total to 15.

Building Permits and Fees

Permits Breakdown

Residential Permits:

Total: 13 (including one demolition)

Fees Collected: \$13,929

Total Value: \$1,253,076

Commercial Permits:

Total: 4

Fees Collected: \$2,314

Total Value: \$149,413

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**

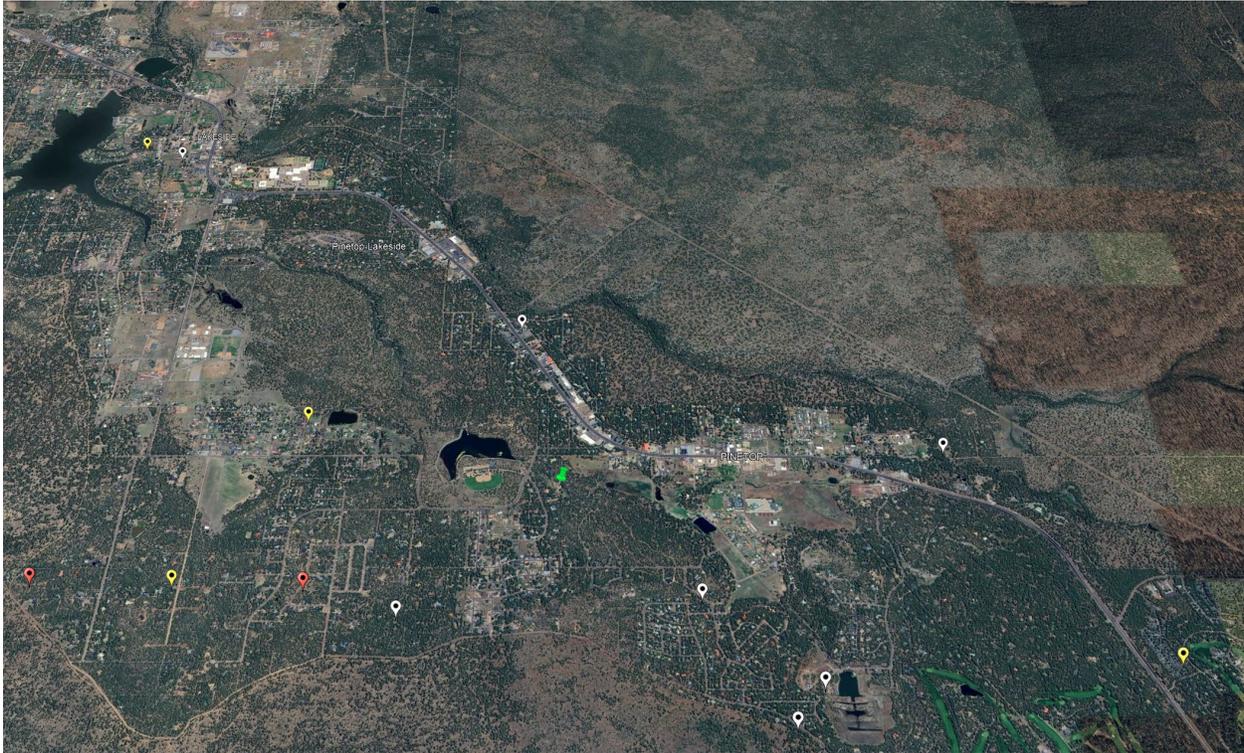
Conclusion

The Community Development Building Department's activity in July 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.

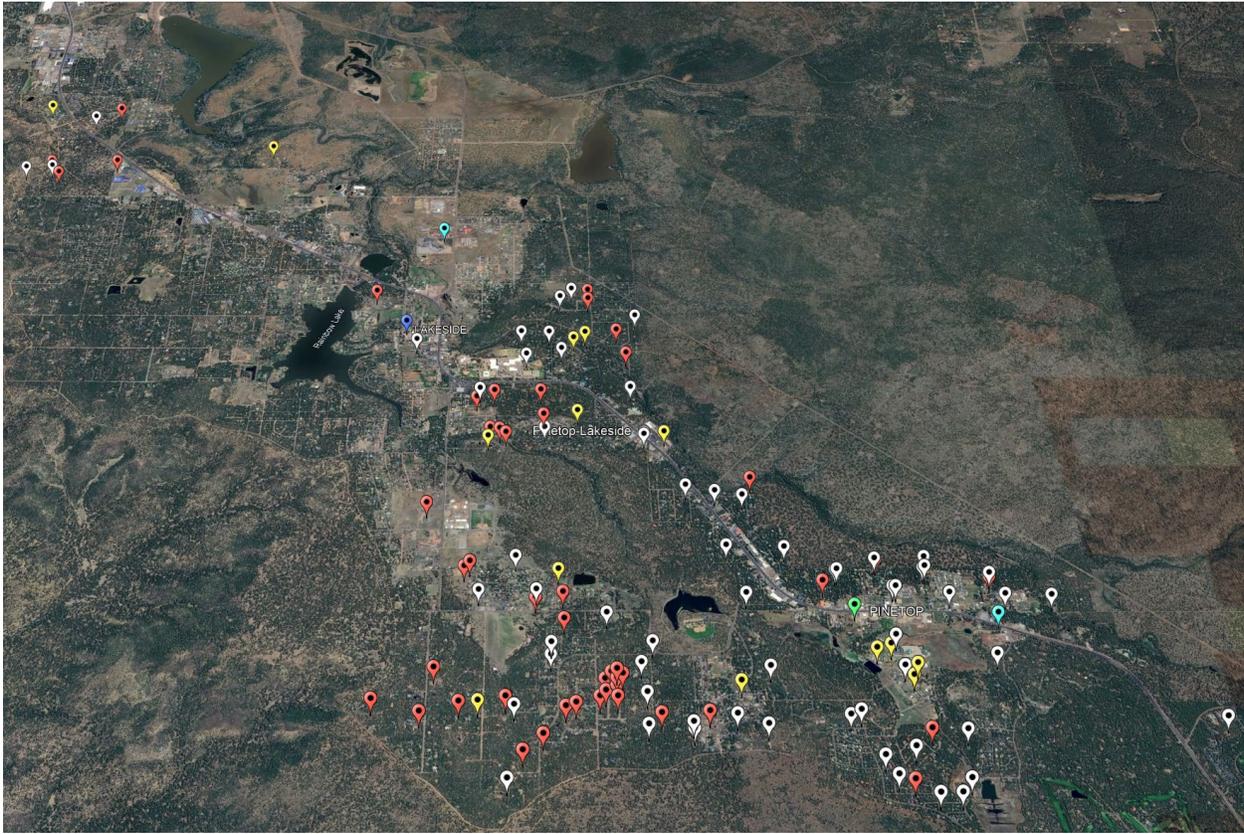


Monthly Inspections

Site	4
Footing	4
Stem Wall	2
Slab	2
Floor Framing	3
Shear wall	2
Roof Nailing	1
Rough In	1
Insulation	6
Drywall	4
Electrical	6
Gas	2
Final	12
Miscellaneous	2
Total	51



July 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

Overview

In July 2024, the business landscape demonstrated diverse growth and activity across various sectors. This report analyzes business licenses issued, permit applications submitted, and the overall performance metrics of our registered entities.

Breakdown of Business Licenses Issued

A total of 7 business licenses were issued during July 2024. The breakdown of the businesses and their corresponding types is as follows:

- VIP Detailing and Polishing, LLC: Other Professional Services
- Flourishing Flora LLC: Retail Sales
- 888 Development LLC: Building/Construction
- Faulkner Auto Service and Tune-up, LLC: Other Professional Services
- Goodwill of Central and Northern Arizona: Other
- Northern Asphalt: Building/Construction
- Denali Builders: Building/Construction

Permits Issued

In addition to business licenses, the following permits were issued:

- **16 Single Vendor Permits**
- **1 Special Event Permit**
- **5 Annual Vendor Permits**
- **3 Short-Term Rental (STR) Permits**

Analysis

- Total Business Licenses Issued: 7
- Percentage of Building/Construction Licenses: 43% (3 out of 7)
- Percentage of Other Professional Services Licenses: 29% (2 out of 7)
- Retail Sales Licenses Percentage: 14% (1 out of 7)

- Percentage of Other Licenses: 14% (1 out of 7)

The data reveals a rising demand for services in the building and construction sector, signaling a potential trend toward infrastructure development. Furthermore, the issuance of single vendor and annual vendor permits indicates a surge in market activities, especially within retail and service-oriented businesses.

Conclusion

Data gathered for July 2024 reveals a robust business environment with many opportunities across various sectors. Monitoring and analysis will be crucial for adapting to market trends and fostering business growth.

Code Enforcement

Overview

In July, we made significant strides in our ongoing commitment to uphold community standards and ensure compliance among property owners in the lakeside area. This report highlights the key initiatives undertaken by Code Enforcement, showcasing both successful collaborations and the ongoing challenges we face in enforcing local regulations.

Our team has focused on addressing non-compliant structures and landscaping issues, prioritizing open communication with property owners to cultivate a cooperative environment. Central to our efforts have been the pressing concerns regarding trailer placements, yard maintenance, and adherence to signage regulations. These priorities underscore the necessity of proactive measures to preserve the integrity of our community.

Actions Taken

Lakeside Buildings

Mogollon Tavern: The property, including the building, is currently listed for \$85,000. Despite the realtor's efforts with several showings, the building's condition has discouraged potential buyers. As of this report, the property and structure are under contract for sale. We will collaborate with the new owner to evaluate the building with a structural engineer, ensuring compliance with life, health, and safety standards. A meeting will be scheduled with the new owners to discuss essential mitigation measures to make the structure habitable; failing that, we may need to consider condemnation.

Earl's: I plan to meet with Mr. Earl during the week of August 4th to gather more information regarding the demolition timeline.

House: The owners are in the process of clearing out the house in preparation for demolition.

Drive Inn: A dumpster has been placed to begin clearing the contents in anticipation of demolition.



White Mountain Glass: Significant progress has been made, and the property is nearing completion. Owner Greg Fasula attended a Status Hearing with the court on July 30th, with a continuance scheduled for September 17th. The front of the building has been repaired, and the broken sign has been removed. Greg has indicated that the owners of Irish Colleen are interested in the property and will be shown it in the coming weeks.

Non-Compliant Trailers on Navajo Lane and Apache Lane: Fifteen letters have been sent out, resulting in some voluntary compliance. I am collaborating with two owners to find compromise locations that avoid the removal of old-growth Ponderosas to accommodate their trailers. One owner has complied, storing the trailer on a separate lot from their residence. However, several others need more support to comply, and I will continue working with them to resolve this.

Weeds Along Navajo Lane: I am working with the property owner to clear weeds and wood debris from the property. They will need to provide a timeline for completing this work.

Woodland Hills: I am currently collaborating with Public Works to enforce the removal of three sections of fencing that property owners have placed across a main drainage easement leading to Woodland Lake. They must remove these fences promptly, or we will take action to remove them.

Signs: Compliance with sign placement has improved, but ongoing patrol and monitoring remain essential.

Short-Term Rentals: Several complaints regarding non-compliance have been registered, necessitating follow-ups with the owners to identify violations and establish a path to compliance.

The report provides a comprehensive overview of the current status and challenges facing various properties within the lakeside area. It highlights the proactive steps to address non-compliance issues, such as the demolition of buildings and compliance with signage regulations. The mixed responses from property owners regarding trailer placements and yard maintenance demonstrate the complexities of enforcing regulations while balancing property rights. The ongoing collaboration with owners like Greg Fasula of White Mountain Glass suggests a willingness to engage positively, contrasting with those resistant to change. Overall, the document reflects a diligent approach to municipal management, while the pending demolition timelines contribute a sense of urgency to the actions being initiated. As issues persist, continued communication and negotiation will be vital in fostering compliance and maintaining the integrity of the community.

Wins



1678 White Mtn Blvd



Conclusion

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Planning and Zoning

During the recent Planning & Zoning meeting, Community Development Director Loyd proposed an initiative to enhance both the aesthetic appeal and safety of the Town by restricting the placement of modular and manufactured homes to those less than ten years old. This approach aims to lower abatement costs and ensure compliance with the high-quality development standards outlined in the General Plan. Following a public hearing that yielded no comments, Chairman Turner moved to approve the addition of Town Code Chapter 17.08.055, which governs the installation of manufactured homes. The motion garnered unanimous support from the Commissioners, resulting in a 6-0 vote in favor of the recommendation to the Town Council.

During the meeting, the Planning and Zoning Commission addressed several concerns about a proposed Planned Unit Development (PUD). Key discussion topics included the adequacy of traffic safety measures, fire evacuation plans for current residents, and the potential of a 35-acre commercial property as an alternative site. Community Development Director Loyd noted that the commission's suggestions would be considered in future subdivision and site plan reviews rather than during the current zoning process. Residents, including Nancy Baldwin, provided public input, expressing support for the project due to her longstanding ties to the community and the integrity of the developers. Ultimately, the commission approved Zoning Amendment Z-89, which proposed a zoning change for approximately 32 acres, dividing the area into half C-1 Light Commercial and half PUD. The motion passed unanimously with a vote of 6-0.

"Good planning is about finding the right balance between the needs of people and the needs of the environment."

— National Planning Policy Framework

Respectfully,

Jeremiah Loyd, P.E.
Community Development Director