

## Community Development ~ September 2024

### Overview

In September 2024, the Building Department issued a total of 14 building permits. This includes a mix of new construction, alterations, and demolitions, reflecting the varied development activity within the jurisdiction. The department generated \$15,101 in fees for the month, with a total project valuation of \$1,462,000.

### Detailed Analysis

- **New Single Family Residences (NSFR):** The issuance of 2 permits for new single-family residences contributed significantly to the monthly figures, accounting for \$9,471 in collected fees. These new developments alone represent a substantial portion of the valuation, amounting to an impressive \$1,006,000. This indicates a healthy demand for residential development, likely driven by favorable economic conditions and housing demand.
- **Demolition:** A single demolition permit was issued this month, signaling a phase of redevelopment or site preparation for new projects. While this permit is not associated with a fee or valuation, it underscores the ongoing changes in the urban landscape.

### Summary

Overall, the September 2024 figures suggest sustained development activity, particularly in residential construction, as evidenced by the high valuation attributed to new single-family home permits. The fees collected this month set a steady financial baseline for the Building Department, which may reflect broader trends in the real estate market and urban development strategies. The diversity in permit types points to balanced growth across the construction sector, with room for continued monitoring of trends and impacts in subsequent months.

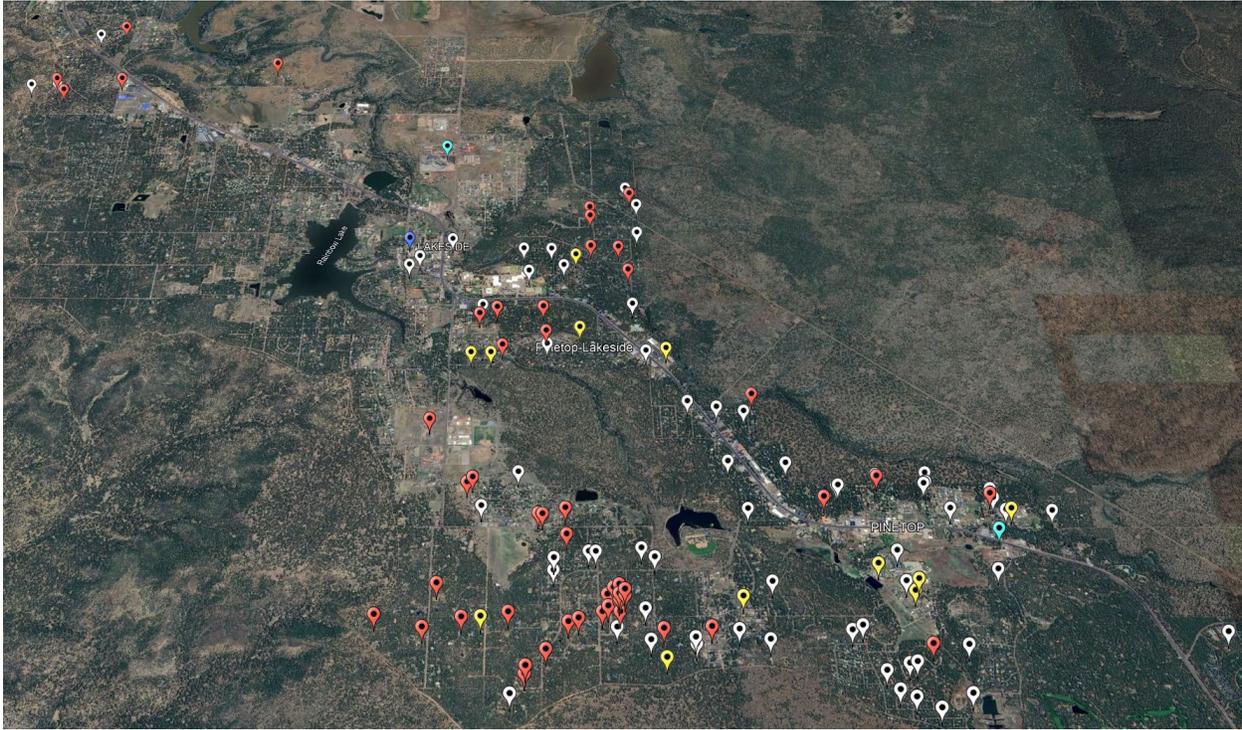
### Monthly Inspections

S Site	4
Footing	12
Stem Wall	5
Slab	8
Floor Framing	0
Shear wall	0
Roof Nailing	1
Rough In	6

Insulation	1
Drywall	4
Electrical	6
Gas	4
Final	12
Miscellaneous	3
Solar	1
Total	67



September 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*

The town issued various business licenses and permits in September, as reflected in the below report. Among the new business licenses, three entities began operations: Pars and Paddles, which specializes in selling used golf and pickleball equipment; Soapy Hollow, a soap and gift shop; and White Mountain Sleep Lab, INC, offering sleep studies and telemedicine services. Additionally, five single vendor permits and one special event permit were recorded. The report also notes sixteen short-term rental renewals with no new applications submitted. Furthermore, there were twenty-four single vendor permits and one annual vendor permit, emphasizing the continued approval of existing vendors and limited introduction of new ones. The movement in these categories underscores ongoing community business activity and event organization.

**Pars and Paddles:** Engaged in the sale of used golf and pickleball equipment, providing sports enthusiasts with affordable options for pursuing their hobbies.

### *Breakdown of Business Licenses Issued*

1. **Pars and Paddles:** Engaged in the sale of used golf and pickleball equipment, providing sports enthusiasts with affordable options for pursuing their hobbies.
2. **Soapy Hollow:** A charming soap and gift shop offering a variety of handmade and artisanal products to customers looking for unique and aromatic gifts.
3. **White Mountain Sleep Lab, INC:** Specializing in sleep studies and telemedicine, this business is dedicated to improving sleep health through innovative medical assessments and virtual consultations.



### *Short Term Rentals*

- **New Registrations:** 1 new short-term rental registration was processed, contributing to the local accommodation offerings.
- **Renewals:** 13 short-term rentals had their registrations renewed, ensuring compliance with local housing regulations.

Overall, September saw a balanced mix of new business ventures and ongoing community support through permit renewals, indicating steady entrepreneurial activity and economic growth in the area.

### *Analysis*

In reviewing the data for September, a clear picture of the local economic activity emerges. The issuance of licenses and permits suggests a thriving business environment, with both new enterprises and established entities participating actively.

Firstly, new business licenses indicate diverse entrepreneurial ventures, ranging from retail to health services. This diversity caters to varying consumer needs and suggests a robust support system for small businesses. The presence of businesses like Pars and Paddles and Soapy Hollow reflects consumer interest in recreational activities and unique retail offerings, respectively. Meanwhile, White Mountain Sleep Lab, INC highlights the demand for healthcare services, particularly in specialty areas like sleep medicine.

In the permits section, the issuance of 24 Single Vendor Permits signifies a strong presence of small-scale vendors contributing to the local economy. This activity aligns with community interests and provides opportunities for micro-entrepreneurs.

## **Code Enforcement**

### *Overview*

**Mogollon Tavern:** The prospective buyers have withdrawn from the purchase. The owners have obtained a demolition permit, though the timeline for demolition remains uncertain.

**Earl's:** I met with Mr. Earl and his son, David Earl. Unfortunately, progress on demolishing the house and drive-in has stalled. They are in discussions with a demolition contractor, but work will not commence this winter.

**White Mountain Glass:** The final requirement for building compliance was completed with the painting of the structure.

**Non-Compliant Trailers on Navajo Lane and Apache Lane:** Fifteen letters were issued, resulting in some voluntary compliance. I am coordinating with two owners to find alternative locations that preserve old-growth Ponderosas, preventing their removal. One owner has complied, storing the



trailer on a separate lot from the residence. Several owners are resisting compliance, and I will continue efforts to reach a resolution.

Woodland Hills Drainage Easement: The two property owners have been reminded of the October 31st deadline for removing all fencing from the drainage easement.

#### Complaints:

Five complaints have been filed for a property on Powderhorn Lane in Summerhaven. We are working with the owner to address these issues. There is currently one Notice of Violation for an occupied RV, one Notice of Non-Compliance for Property Maintenance, and a citation from Animal Control for dogs not under control.

A Notice of Violation has been issued for Property Maintenance on Creel Dr.

Signs: Compliance with sign placement has improved, yet monitoring and patrol efforts continue.

Short-Term Rentals: We are addressing issues on Beaver Tail concerning a resident making unreasonable demands of the short-term rental owner. This matter is ongoing.

#### *Summary*

The report covers several key areas of code enforcement activity. The prospective purchase of Mogollon Tavern has been dropped, and owners have secured a demolition permit. Demolition efforts at Earl's have stalled, with work not expected to begin until after winter. White Mountain Glass has finally met building compliance after painting its structure. Fifteen letters regarding non-compliant trailers on Navajo and Apache Lanes resulted in some voluntary compliance, although several owners remain noncompliant. Two property owners along Woodland Hills must remove fencing from a drainage easement by October 31st. Various complaints have been addressed: five on a Powderhorn Lane property, leading to notices for RV occupancy, property maintenance issues, and animal control; another notice was issued for property maintenance on Creel Dr. While sign compliance has improved, monitoring continues. Lastly, issues concerning short-term rentals on Beaver Tail are under review, involving disputes between a resident and a rental owner.

## **Planning and Zoning**

In compliance with SB 1162, municipalities must amend zoning ordinances by January 1, 2025, to determine the administrative completeness of zoning applications within 30 days. Incomplete applications will follow ARS section 9-835 procedures. Upon resubmission, completeness must be evaluated within 15 days, with a final decision within 180 days. Extensions of up to 30 days may be granted under specific circumstances or at the applicant's request. Historical districts are exempt from these regulations. Staff recommends adopting these guidelines into the municipal code, specifically as § 17.128.025 Approval of Residential Zoning Applications, for effective compliance.



Other key matters pertained to the Annexation through the continued land exchange with the City of Show Low, focusing on adopting a comprehensive general plan for the area. This plan articulates the vision and framework for future development, ensuring sustainable growth while addressing community needs and environmental considerations. Subsequently, the zoning process will be vital in effectively implementing the plan and guiding land use patterns and regulations to align with the city's objectives.

"Failing to plan is planning to fail." — Alan Lakein

Jeremiah Loyd, P.E.  
Community Development Director