



## Community Development ~ October 2024

### *Overview*

In October 2024, the Building Department issued 14 building permits, generating fees of \$18,919. The overall valuation of the projects reached \$1,781,100.

### *Residential Permits*

The residential sector saw the issuance of 12 permits, resulting in \$18,581 in fees and accounting for a substantial portion of the total valuation of \$1,767,000. This category includes four permits classified under New Single-Family Residences (NSFR), with fees totaling \$14,414 and a valuation of \$1,397,000, reflecting continued growth in housing development.

### *Commercial Permits*

Three commercial building permits were issued this month, contributing \$338 in fees. The valuation for these projects stood at \$14,100. This reflects a steady, albeit modest, activity in the commercial construction sector.

### *Summary*

October 2024 has demonstrated a consistent demand for building permits, primarily driven by the residential construction market. The data highlights the ongoing development trajectory, particularly in the NSFR sector, pointing to a healthy expansion of the local housing market.

### *Monthly Inspections*

Site 3

Footing 15

Stem Wall 3

Slab 5

Floor Framing 2

Shear wall 1

Roof Nailing 2

Rough In 7

Insulation 3

Drywall 10

Electrical 8

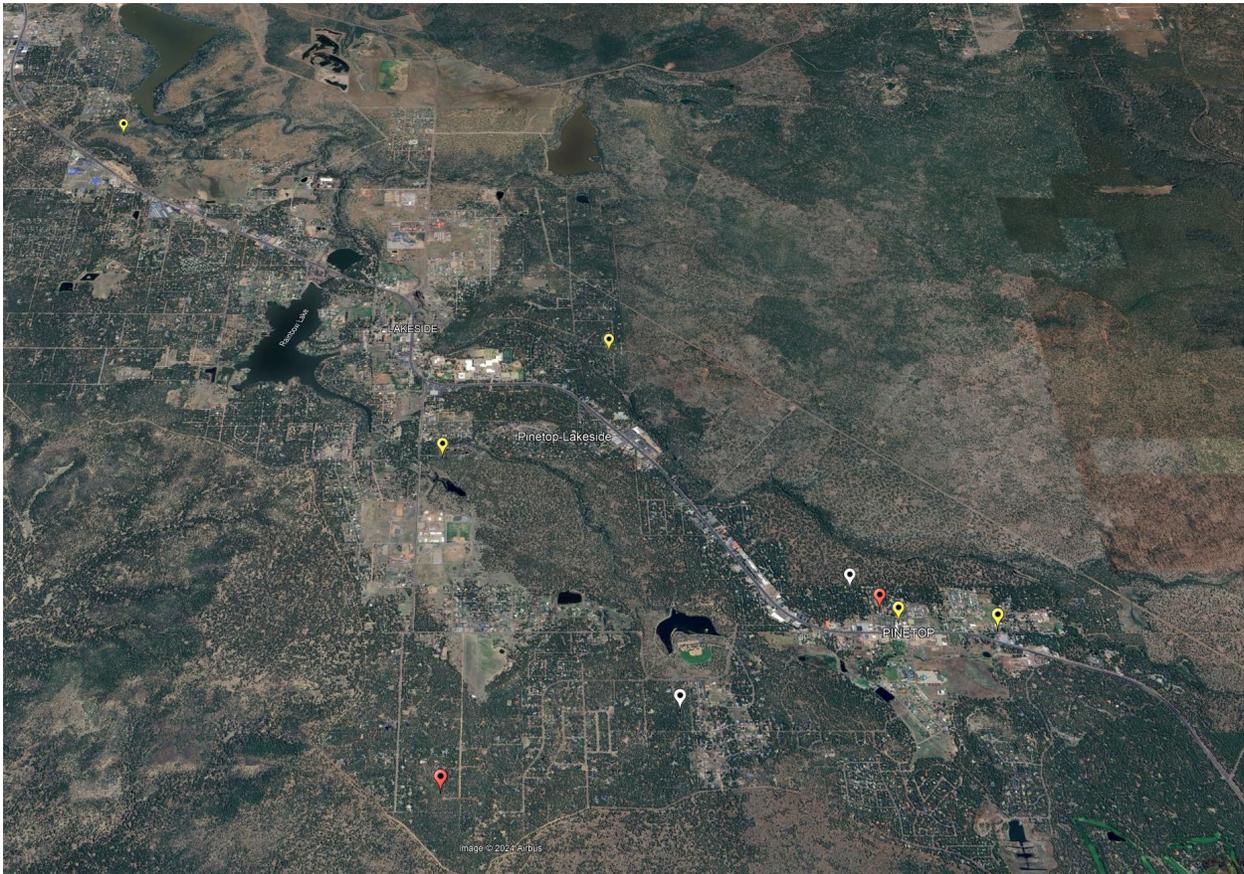
Gas 3

Final 8

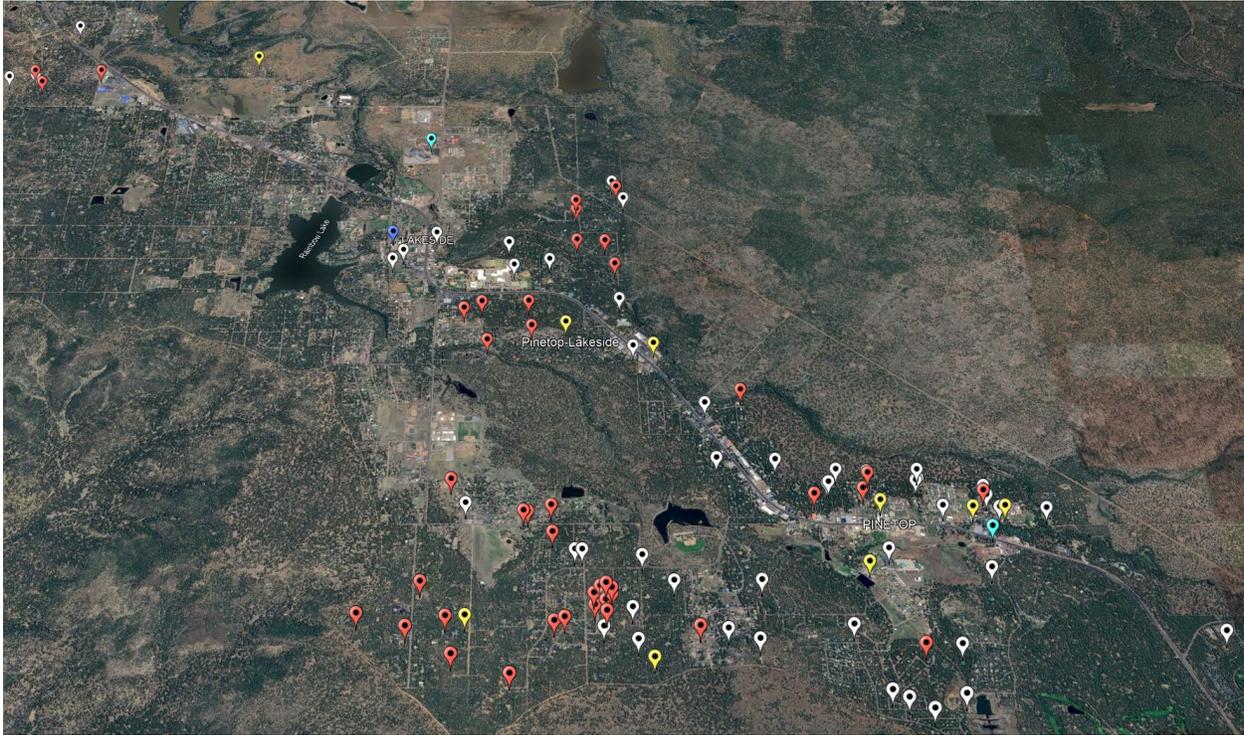
Miscellaneous 5

Solar 0

Total 75



**October 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 month of October saw a moderate level of activity in business licensing and permitting. A total of 2 Single Vendor Permits were processed, with a breakdown of 1 new permit issuance and 26 renewals. Additionally, 7 business licenses were granted across various sectors that reflect diverse entrepreneurial activities within the region.

### *Single Vendor Permits*

The report indicates that the majority of Single Vendor Permits this month were renewals, with only one new permit application. This trend suggests a stable presence of existing vendors in the market, with businesses likely focusing on sustaining operations rather than introducing new vendor entities.

### *Business Licenses Issued*

The analysis of the business licenses issued in October highlights a strong dominance of the building and construction sector, with four licenses granted to companies within this category. These include Morris Companies LLC, Marquez Construction And Remodeling LLC, Ervin Cable Construction, LLC, and Desert Mountain Company Of Phoenix, LLC. This trend aligns with the area's current demand for construction services, perhaps driven by development and infrastructure projects.



Two licenses fall under the "Other" category. Arcadia Signarama and American Steel Carport Inc. received their licenses, indicating a demand for specialized services such as signage solutions and steel structure manufacturing, which complement construction activities.

Moreover, Essential Order LLC was issued a license, categorized under Other Professional Services. This business type reflects the community's need for niche professional services, possibly in administration or consultancy roles, supporting various growing sectors.

### *Short Term Rentals*

- **New Registrations:** 1 new short-term rental registration was processed, contributing to the local accommodation offerings.
- **Renewals:** 26 short-term rentals had their registrations renewed, ensuring compliance with local housing regulations.

Overall, October 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.

### *Conclusions*

The data from October illustrates a robust engagement in the building and construction industry, supported by a continual, though more modest, demand for other professional and niche services. Moving forward, monitoring trends within the construction sector and identifying potential growth areas in other service-based industries will be vital for strategic planning and resource allocation.

This report provides a foundational understanding of the current business landscape and offers insights into future developments and opportunities.

## **Code Enforcement**

### *Overview*

Mogollon Tavern:

The owner has indicated that demolition is tentatively scheduled for December.

Earl's:

We are developing strategies to address the demolition of the house adjacent to the laundromat.

Woodland Hills Drainage Easement:

The deadline to clear obstructions in the easement was 10/31. I will verify on 11/6 whether the two homeowners have completed the necessary work.

*Complaints:*

Powderhorn property maintenance issues have been resolved as the homeowner achieved compliance.

The Creel property has made significant progress and is nearing full compliance regarding the property maintenance complaint.





The short-term rental on S. Penrod Dr. has rectified issues with the non-compliant certification display and neighbor notification.

We are gathering data to address various issues with Specialty Audio in Lakeside.

Signs:

The owner of the Silver Creek Mortuary was notified that their sign was damaged and, per code, must be repaired. Progress has been made; a new panel is being ordered to replace the broken one.

Short-Term Rentals:

We are addressing an issue on Beaver Tail involving a resident making unreasonable demands of the short-term rental owner. (Ongoing)

## **Planning and Zoning**

In the Planning & Zoning meeting on October 10, The Minor Amendment to the General Plan for 18.5 acres of APN 212-01-036P seeks to transition the land use designation from Forest to High-



Density Residential. This proposal aims to facilitate the development of the town's first legal RV Park on the northeastern portion of the property. Previously, the area was designated as Open Space under the Forest category, lacking specific density regulations. The amendment will allow for increased land utilization, aligning with surrounding areas that vary in low-density, medium-density, and community commercial uses. The recommended course of action was to approve the amendment, facilitating development while balancing community needs and potential impacts. Staff contended that it aligned with key aspects of the General Plan, notably by boosting recreational tourism and generating economic benefits by establishing an RV park.

The Commission faced challenges with details, such as an access easement that should have been addressed within the site plan context rather than during discussions on density and land use. Consequently, the agenda item was postponed to gather additional information regarding the request. The applicant decided to defer this until January when we will hold a work session for the minor land use amendment.

Z-91 was a rezoning request by GJR Properties, LLC, addressing zoning map amendment criteria. It examined the necessity of the proposed zone change, compatibility with adjacent land uses, and any discrepancies with existing plans. The applicant argues there are no other suitable RV zoning sites and ensures the proposal aligns with design guidelines. It's noted within the application that the proposal should not cause traffic or drainage issues and includes adequate landscaping and open spaces. Minimal impacts on noise, lighting, utilities, and historical resources are anticipated. The request aims to meet the town's needs for RV park accommodations, as highlighted by inquiries at the Pinetop Visitors Center. Public engagement has occurred with neighboring discussions, although a market study is yet to be completed. Overall, the changes are expected to have minimal impact on population density and property values.

The Commission also considered a Conditional Use Permit (CUP-134) to allow a 20-foot extension to an existing cell tower operated by Towerco at 1442 Spruce Lane behind Realty Executives. This request requires extending the current 150-foot structure, initially approved under Variance V-129 in 2015, to a new height of 170 feet. The site is considered neutral within a C-1 Light Commercial zoning district. Still, it does not comply with updated Ordinance No. 24-468 regarding setback ratios, categorizing it as legally non-conforming under code 17.112.030.B, which typically prevents expansion.

The application faces challenges due to existing local and state regulations. However, per federal law under §6409 of the Federal Communications Commission guidelines, municipalities are required to approve alterations to existing wireless towers to circumvent unreasonable discrimination among service providers, as referenced in 47 U.S.C. § 332(c)(7)(B)(i). This provision allows for modifying structure height to accommodate new transmission equipment, provided it does not constitute a "substantial change" to the original dimensions. Substantial change is defined as increasing the height greater than 20 feet.

The application deadline for this request puts pressure due to the 60-day approval window mandated by federal preemption, with the clock starting on September 5 and due to conclude by November 4. Consequently, insufficient time remains to conduct additional hearings or advertisements. Therefore, in adherence to federal preemption requirements and to expedite the process without further delay, staff recommend approving the Conditional Use Permit while



maintaining compliance with federal regulations. The decision signifies a move to accommodate technological advancements and service improvements while balancing regulatory challenges.

Federal Communications Commission's measures to expedite the deployment of new wireless technologies, like DAS and small-cell facilities, while updating environmental and historic preservation review processes under NEPA and NHPA. It emphasizes accommodating these smaller, innovative technologies on non-traditional structures to boost service deployment and coverage. The FCC aims to adjust existing rules initially intended for macrocell deployments, acknowledging that these small facilities need different considerations. By categorically excluding specific deployments from rigorous review processes, the FCC seeks to balance industry needs and conservation values, facilitating efficient growth in wireless broadband services without unnecessary bureaucratic hurdles.

"Zoning is the tool we use to shape the growth of our community—without it, we risk letting change shape us." — Unknown

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