

Community Development ~ December 2024

Overview

The Building Department processed 23 building permits in December 2024, collecting \$19,916 in fees and approving projects valued at \$1,882,200, representing a significant month of activity for the department, with various permit types issued to accommodate construction and development needs.

Breakdown of Permits Issued

1. Demolition Permits:

This month, a single demolition permit was processed, marking the beginning of redevelopment efforts in one location. Demolition often signals an upcoming new project, aligning with future construction plans.

2. New Single-Family Residences (NSFR):

December saw the issuance of 3 permits for new single-family residences. These projects alone collected \$13,364 in fees, with a combined project valuation of \$1,387,000, indicating strong residential development activity and growth in housing infrastructure.

Financial Summary

The total fees collected for December 2024 amounted to \$19,916, reflecting the department's commitment to efficient application processing and regulation compliance. The project valuation from approved permits reached an impressive \$1,882,200, highlighting robust investment and ongoing development within the community.

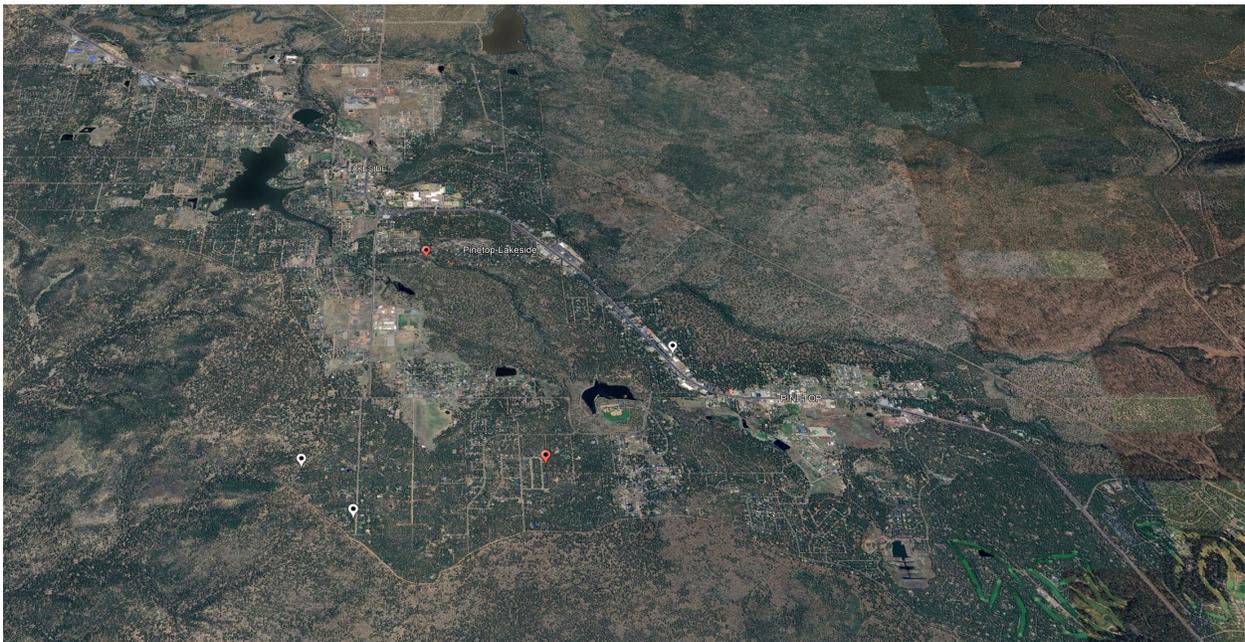
Observations

The steady number of residential permits and the significant valuation of these projects underscore continued interest in housing development. With strategic oversight and planning, the Building Department anticipates ongoing progress in the city's building sector into the coming months.

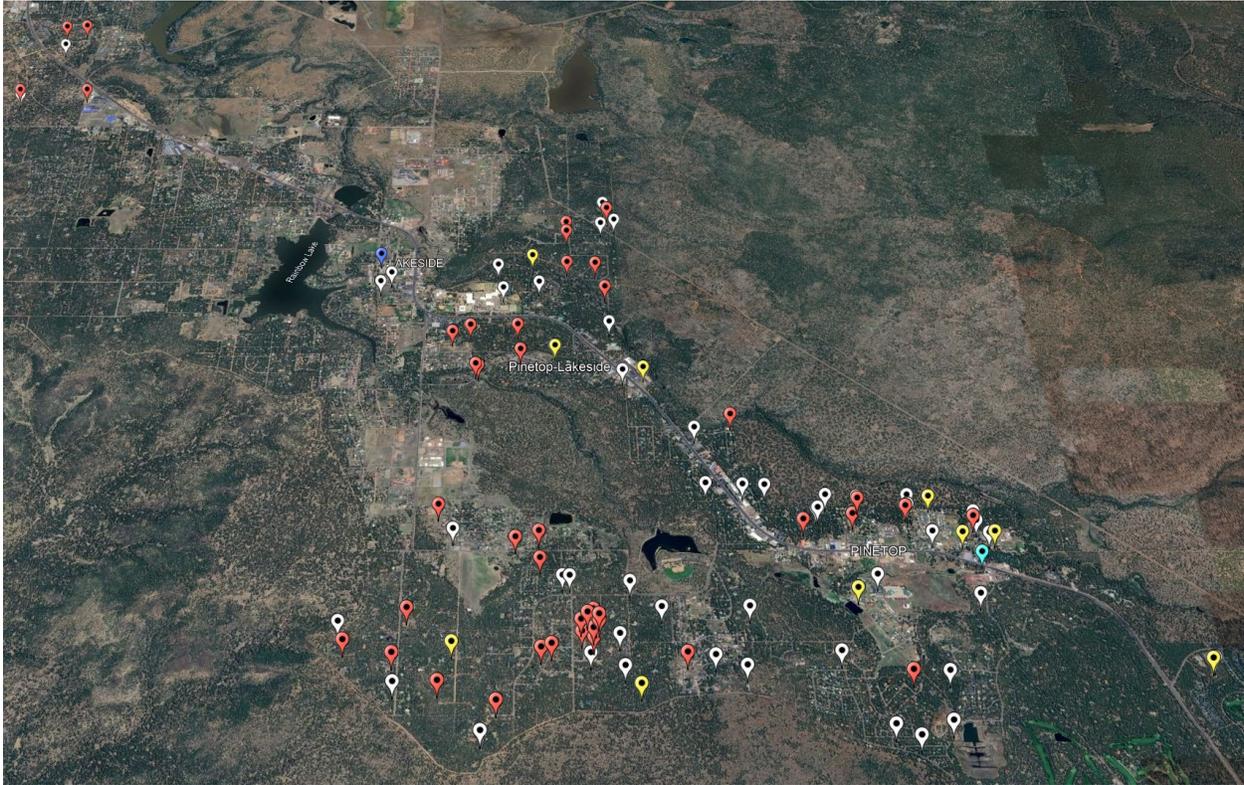
This analysis captures December's notable developments and serves as an indicator of the community's growth trajectory.

Monthly Inspections

Site	1
Footing	4
Stem Wall	1
Slab	2
Floor Framing	4
Shear wall	4
Roof Nailing	2
Rough In	7
Insulation	2
Drywall	3
Electrical	4
Gas	1
Final	4
Miscellaneous	4
Solar	2
Total	45



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

In December, 12 STR (Short-Term Rental) renewals were processed. These renewals ensure compliance with regulations and maintain the standards for short-term rentals in the area. Additionally, no new vendor permits were issued during this period.

Regarding business licenses, eight licenses were issued for various entities operating in the region. Let's take a closer look at each business:

1. **Choice Construction and Landscaping**

- Status: Active
- Renewals and Updates: The business has successfully renewed its license for the upcoming year. All documentation has been reviewed and meets compliance standards.
- Activities Overview: This business continues to operate within its permitted scope, focusing on residential and commercial construction and landscaping projects. No violations or complaints were recorded for December.

Short-Term Rentals (STR) Renewals

- **11 STR Renewals Processed**
- All renewals have been completed and verified against the current zoning and regulatory requirements.
- Inspections and compliance checks were conducted to ensure adherence. No issues were flagged in any of the properties reviewed.
- Noteworthy Observations:
 - Overall compliance with STR guidelines has improved based on inspection reports.
 - Notifications regarding upcoming renewal deadlines have been effectively communicated to property owners, contributing to a smooth renewal process.

Code Enforcement

Overview

- Specialty Audio in Lakeside has moved to the top list for deteriorated properties.
- Addressed sign code violations with businesses and homeowners.
- Reports were compiled to identify STR owners who do not have a permit.
- The abandoned vehicle was identified, and PLPD had the vehicle tagged and towed.

Resolved Complaints:

- Mogollon Tavern demolition was completed.
- The Silver Creek Mortuary sign has been restored and fully complies with regulations.
- Collaborated with the new Cricket Wireless store team to relocate their Grand Opening balloon from the Town's right of way to a compliant location.
- A citizen reported a concern about an individual camping along the trail at Big Springs. Staff dismantled the campsite and removed the tent. Efforts to reach the individual were unsuccessful.
- Compliance Gained—The gas station at 900 E. WMB has been closed. The gas pumps and equipment have been removed, and the exterior of the building and property are undergoing a facelift.
- Compliance Gained - Mogollon Tavern demolition.



- Compliance Gained – Occupied RV on Pima has been removed.
- Compliance Gained – Property Maintenance on Night Hawk has been resolved with a fence.

Ongoing Enforcement:

Code enforcement has successfully resolved multiple long-standing property compliance violations. Notably, the compliance gained at the deteriorated gas station on 900 E. WMB demonstrates proactive measures, with the property currently undergoing a much-needed facelift following the removal of gas pumps and related equipment. Other achievements include demolishing Mogollon Tavern, resolving visual and safety concerns, removing an occupied RV on Pima, and restoring the residential area's proper use. Furthermore, introducing a screening fence on Night Hawk exemplifies creative problem-solving for addressing property maintenance disputes while ensuring neighborhood aesthetics.

Support for Public Works

Collaboration with Public Works has proven instrumental in tackling public infrastructure challenges. Illegal dumping of dirt at Mountain Meadows was addressed promptly, with the responsible party complying by removing the dumped material. Meanwhile, the previously obstructed drainage easement on Wild Oak Trail has been entirely cleared. These actions resolve immediate concerns and set a precedent for maintaining public accessibility and safety.

Enforcement of Signage Compliance

Addressing sign code violations among businesses and homeowners has showcased a firm yet community-focused approach to compliance. This ensures adherence to local codes, preserving both the Town's visual appeal and the professional presentation of businesses.

Short-Term Rental (STR) Oversight

Code enforcement made strides in tackling unpermitted short-term rentals by compiling detailed reports to identify owners operating illegally. The proactive steps staff followed are paramount for regulating STRs, maintaining neighborhood quality of life, and ensuring proper revenue collection for the municipality.

Seasonal Parking Enforcement

Seasonal efforts have targeted abandoned and improperly parked vehicles, improving access and safety. For instance, a tagged and towed abandoned vehicle underscores a vigilant approach to parking violations and keeps community spaces functional.

Summary:

The December Code Enforcement efforts demonstrate steady progress in addressing community concerns, upholding property standards, and ensuring compliance across various areas. A strategic



and targeted approach has been applied to ongoing challenges, resulting in notable achievements and resolutions.

These initiatives highlight a comprehensive and effective response to diverse issues, achieving significant compliance milestones while prioritizing the community's well-being and infrastructure. The results underscore the value of interdepartmental collaboration, innovative problem-solving, and consistent communication with property owners. Together, these efforts lay a solid foundation for continued success in the months ahead.

Planning and Zoning

No meetings were held in December. During this time, two of our commissioners were elected to the Town Council and will be greatly missed on the Planning & Zoning Commission. The Council appointed Richard Miller and Jeff Sterns to fill these vacancies on January 2nd for a term ending in July 2026.

We are preparing for the upcoming January 9th meeting to review the site plan for Rustic Pines, a 224-unit residential community adjacent to the Family Fun Park with access via White Mountain Blvd and Maverick Ln. Notably, Rustic Pines will remain undivided and, as such, will not go through the subdivision process.

"Give me six hours to chop down a tree, and I will spend the first four sharpening the axe." – Abraham Lincoln

Jeremiah Loyd, P.E.
Community Development Director