

Community Development ~ February 2025

Overview

The Building Department processed a total of **12 building permits** during the month of February 2025. These permits accounted for a total of **\$20,272 in fees** and a **valuation of \$1,842,400** for the projects.

Breakdown of Activity

- **New Single-Family Residences (NSFR):**
 - - Permits Issued: **5**
 - Fees Collected: **\$16,486**
 - Valuation of Projects: **\$1,578,000**

Key Insights and Observations

The NSFR permits constituted a significant portion of the total valuation, representing approximately **85.6%** of the total valuation for February 2025. The remaining permits comprised other types of construction activities, contributing to an additional **\$264,400** in valuation.

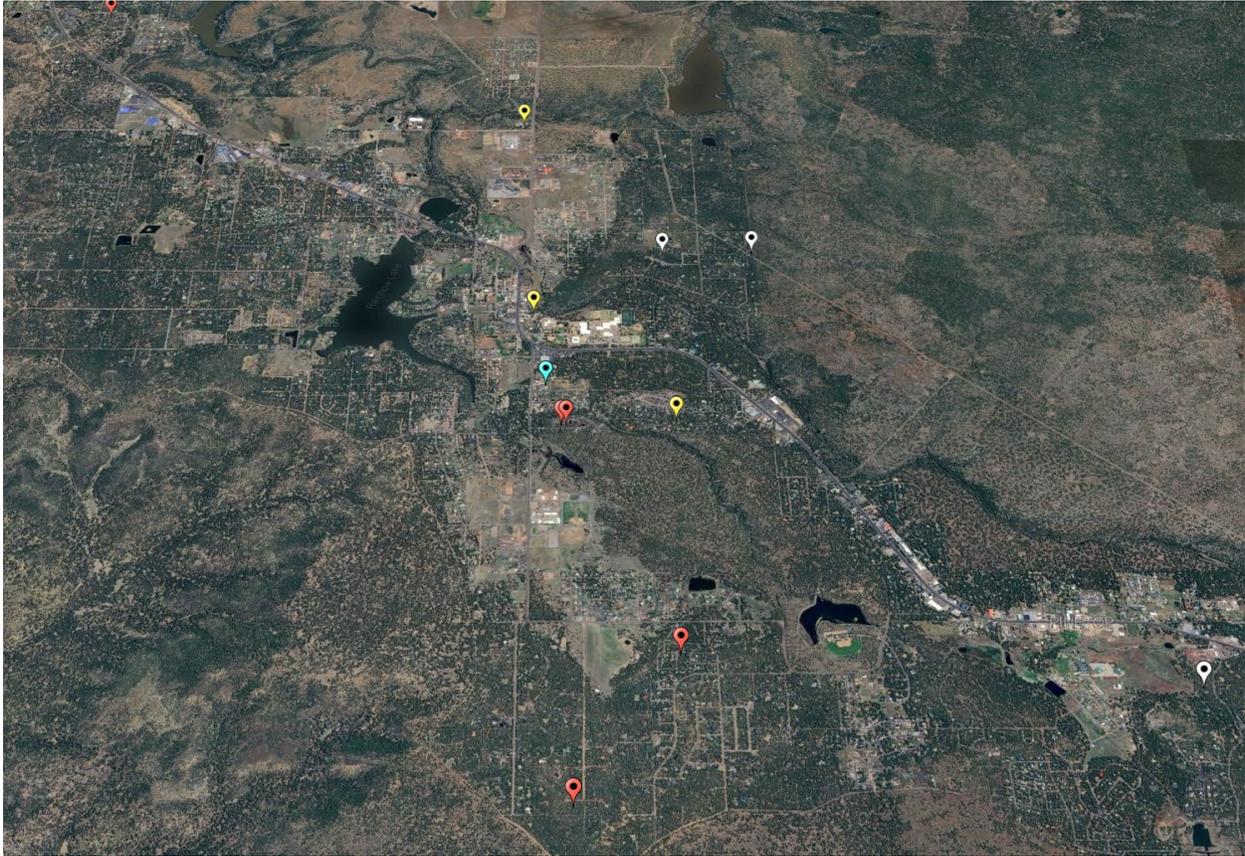
The collected fees through the month indicate steady construction activity, with residential developments playing a major role. The relatively high valuation of NSFR projects highlights a demand for new housing in the area and suggests ongoing growth and investment in the residential sector.

The department will continue to monitor trends in permit issuance and valuations to ensure local development aligns with community standards and planning objectives.

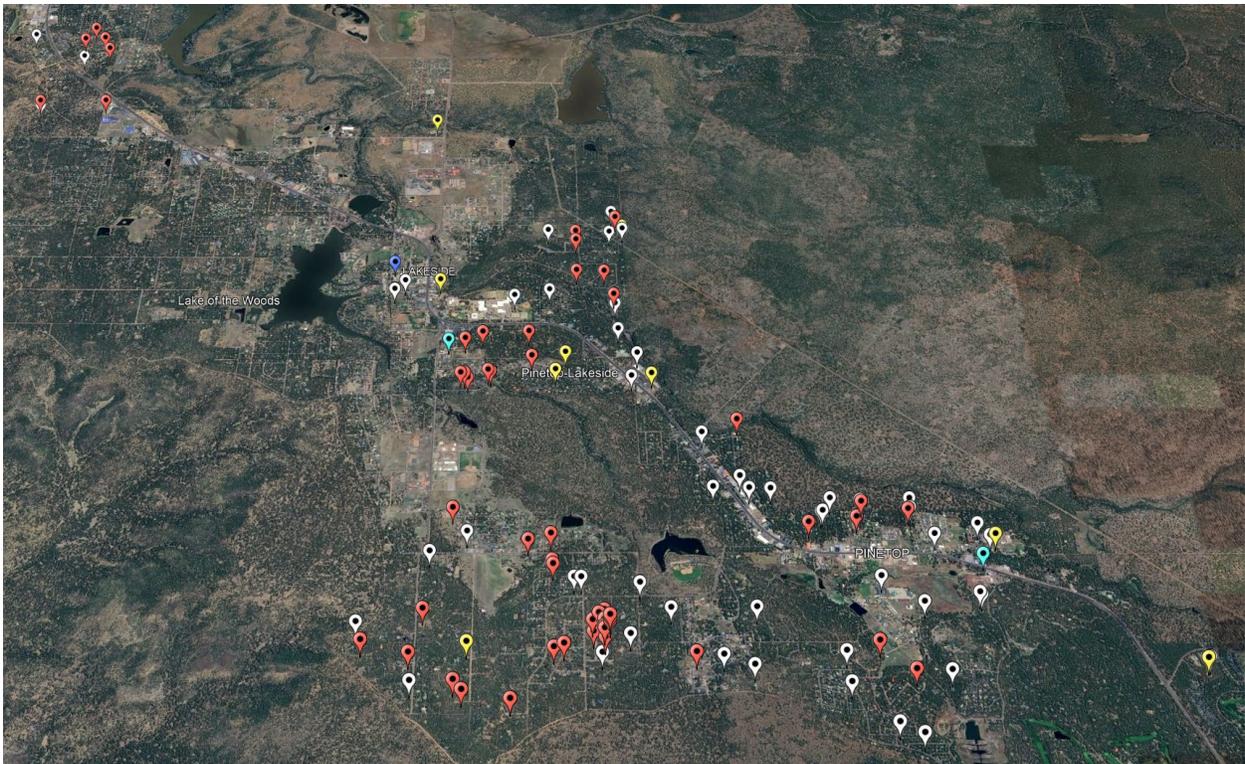


Monthly Inspections

Site	1
Footing	9
Stem Wall	2
Slab	2
Floor Framing	2
Shear wall	3
Roof Nailing	5
Rough In	10
Insulation	2
Drywall	7
Electrical	4
Gas	1
Final	4
Miscellaneous	8
Solar	0
Total	60



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

Business Licenses and Other Permits

Overview

Business Licenses Issued:

A total of **10 business licenses** were processed and issued in February. Below is the list of businesses that received licenses:

Entity Name	Brief Description
Out West Construction LLC	General Contractor
Indigenous World Trading LLC	Indigenous art, jackets, blankets, jewelry
White Mountain Dance Studio	Dance Studio
Zoey's Adventures	Horseback riding, e-bikes, boat rental
JP Building Maintenance and Management	Handyman
Mountain Maid LLC	House cleaning
KLM BRYAN LLC	Commercial property rental
Pinetop Painter	House painting, minor repairs
Luxe Holistic Wellness PLLC	Nurse wellness coaching
Leading Edge Services LLC	Construction Company



Single Vendor Permits:

3 single vendor permits were granted during February. These permits support local vendors in operating their businesses on a short-term basis.

Annual Vendor Permits:

6 annual vendor permits were issued this month, providing year-long authorization for vendors to conduct their business activities within the area.

Short-Term Rental (STR) Renewals:

4 STR renewals were completed in February. These renewals ensure that property owners remain compliant with the necessary regulations for short-term rental operations.

Summary

February was a productive month, with significant support extended to a diverse range of businesses and vendors. This upholds our commitment to fostering a thriving local economy and community.

Code Enforcement

Overview

- Assisted Indigenous Boutique and High Country Products with business licensing issues. While Indigenous Boutique completed the process, High Country Products has yet to follow through despite assurances they would.
- Addressed temporary signage concerns, ensuring signs are either removed or laid flat when businesses are closed.
- Provided Dora Duarte with information regarding foundation repair and resources for the Senior Center.
- Visited Lakeside Pond to discuss access restrictions. Mr. Cochran was unavailable, and the RV was no longer on-site.
- Met with Mr. Ervin Earl to discuss the demolition of two buildings. He agreed to proceed and will provide quotes for the project.
- Facilitated the submission and approval of Mr. Earl's Façade Grant for the laundromat.
- Notified individuals that placing items for sale along WMB is prohibited.
- Sent a letter to the Psychic Reader regarding the need for a car dealer permit to sell more than two vehicles at their property. They have since removed the vehicle on display.
- Investigated four property complaints submitted via the portal in White Mountain Estates.
- Collaborated with the Davison family and their attorney to address a trespassing issue on their property along Porter Mountain Road.
- Responded to a verbal complaint about debris at the Pinetop Lodge on Eastway. After speaking with the maintenance manager, the debris was successfully removed.
- Achieved compliance on the property located at 1848 Springer Mountain Drive.
- Rejected a complaint at 1022 Church Lane as no violations were found.
- Followed up on a homeless camping report behind Chipmunk along Billy Creek. A neighbor confirmed the camp had been there for over three weeks. Coordinating with USFS Enforcement for further action.
- Spoke with representatives from Painted Sky Engineering regarding Cedar Pine drainage. Progress is being made, and a resolution is within reach.



- Notified Quality Inn on WMB to remove appliances and junk near their dumpster. They have been given two weeks to comply.
- Launched a cleanup initiative for Eastway and Westway.
- Began efforts to remove t-bar and rebar from corners and streets to improve safety.
- Discussed property cleanup with M. Sanstead of DryftAway LLC regarding his property on Poplar. Significant progress has been made.

Planning and Zoning

In February, the Commission considered rezoning 10 parcels along Rim Rd that did not meet the development standards for their zone. The issue of improperly zoned parcels on Rim Road has been a long-standing concern, as several homes were constructed despite the parcels not meeting the zoning requirements under a legal nonconforming designation. This is a clear example of a wildcat subdivision reemerging within a low-density, R-low zoned area. A range of homes built between 1960 and 2007 illustrate how this oversight spanned decades. To resolve this, Z-92, a rezoning request to R1-2, has been proposed, aligning with the General Plan's objective to eliminate legal nonconforming uses and permit current residential activities. On February 27th, the Planning and Zoning Commission unanimously recommended approval of the rezoning request to the Council. This recommendation underscores the Commission's confidence in the rezoning as a viable solution to rectify the zoning discrepancies and ensure compliance moving forward.

"Zoning is not just a tool for control, but a framework for creating environments where communities can thrive." – Unknown

Jeremiah Loyd, P.E.
Community Development Director