

### Community Development Department Narrative – April 2025

April 2025 was a dynamic month for the Community Development Department, with the Building, Planning, and Code Enforcement Divisions making considerable progress in community development. The department saw a surge in permit activity and fee collection, reflecting robust residential and commercial projects. While maintaining a focus on sustainable growth and compliance, the department's efforts underscored its commitment to fostering a vibrant and well-regulated community.

#### Building Division

Building Division Permits issued surged 115.4% from 26 to 56 compared to March 2025, with completions rising 173.7% from 19 to 52. Inspections increased from 46 to 102. The addition of multi-family inspections has been added to the charts. Building fees soared 207.7% to \$37,556 from \$12,203.20, driven by high-value projects, including five single-family dwelling permits issued to Williams Homes for Utah Drive and Constellation Ave, with job values ranging from \$341,198.34 to \$540,658.65. The average permit value rose 156.2% to \$58,693.08, reflecting significant investments like a \$69,585 window and door replacement and a \$61,000 rooftop solar installation. Reroofing (12 permits), HVAC/water heater (7), and dwelling units (7) dominated permit types, emphasizing residential maintenance and new construction. The total contract value of \$3,286,812.28, up 451.7% from \$595,702.62, marked one of the highest in 13 months. As anticipated, the implementation of a Real Estate Transfer Disclosure form has prompted an increase in the obtainment of certificate of lateral compliances.

#### Planning Division

Planning Division Planning fees increased 95.8% to \$4,700 from \$2,400 in March 2025, reflecting heightened activity. While specific site plan reviews were not detailed, the division supported key projects, including the continued implementation of the Active Transportation Plan approved in March, enhancing pedestrian and bicycle infrastructure for sustainable mobility.

#### Code Enforcement Division

Code Enforcement Division Revenue rose 263.6% to \$1,600 from \$440, driven by fines and compliance actions. Such as, building permit issuance and completion. New cases dropped to 5 from 20, while closed cases surged to 38 from 10, with notable resolutions in planning (42 active cases) and building (59 active cases). Total active cases decreased to 127 (59 building, 42 planning, 11 fire, 13 solid waste, 2 engineering) from 159, reflecting effective compliance efforts. The division anticipates continued case closures in May, maintaining alignment with community standards and effective compliance efforts.

PLANNING | BUILDING | CODE COMPLIANCE

## PLANNING SUMMARY

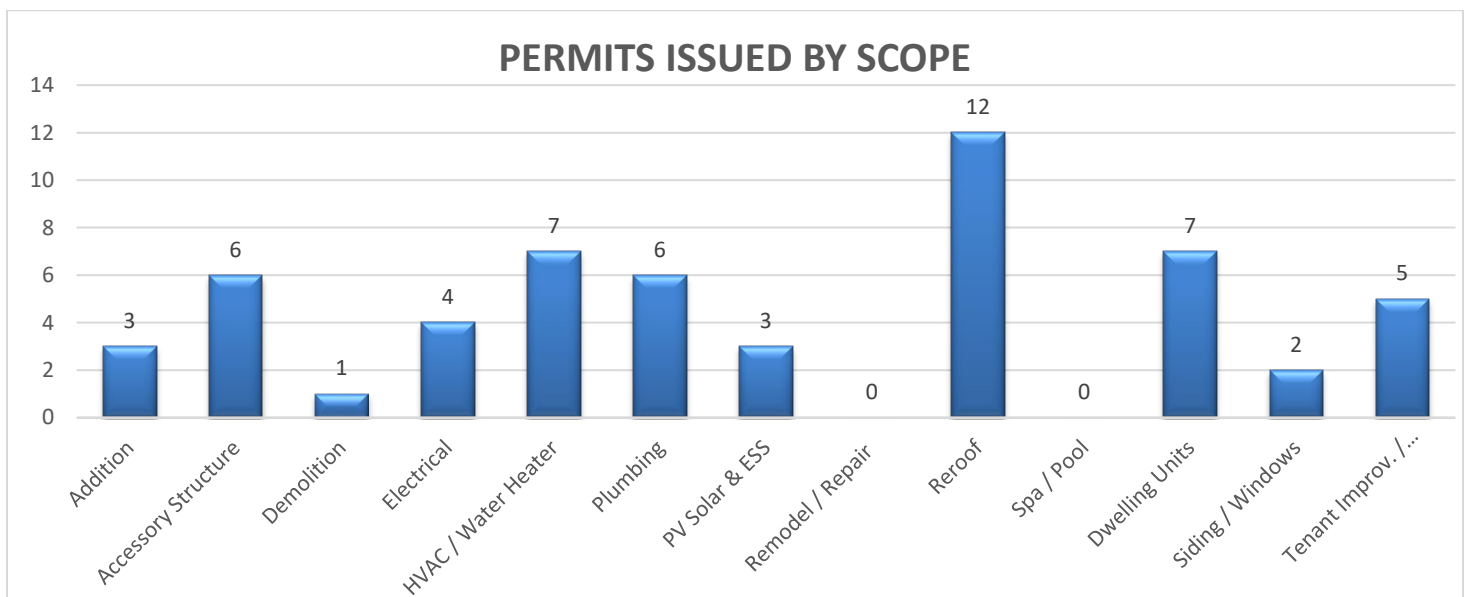
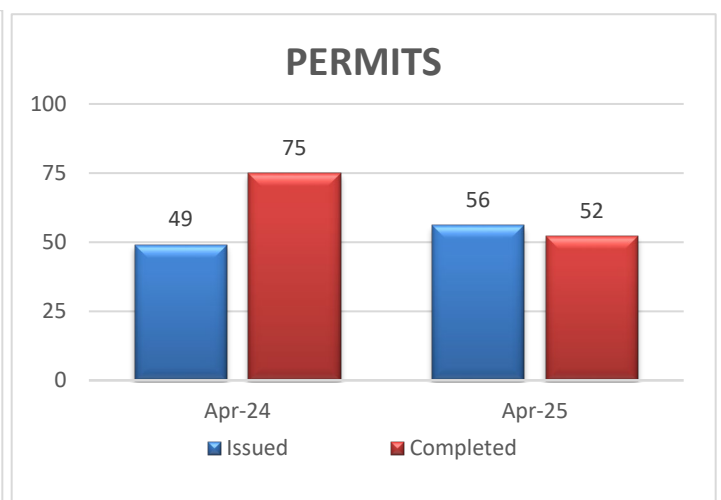
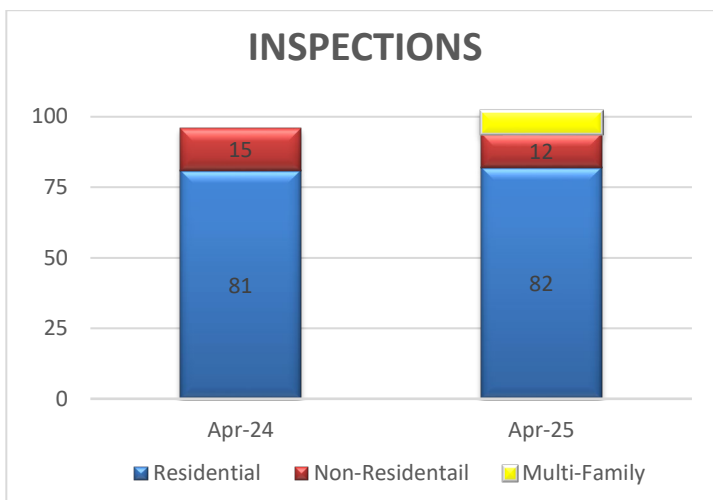
### APPLICATIONS

- SPECIAL EVENT SIGN: 1
- CONDITIONAL USE PERMIT: 2
- TEMPORARY USE PERMIT: 1
- ZONE CHANGE: 1
- TIME EXTENSION: 2

## BUILDING SUMMARY

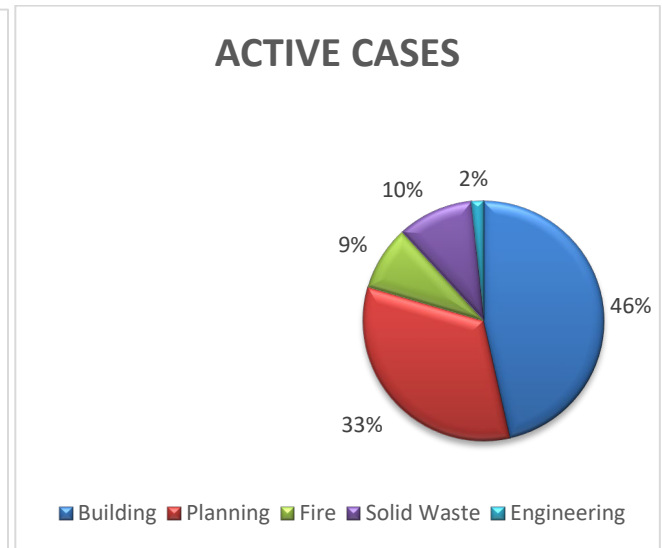
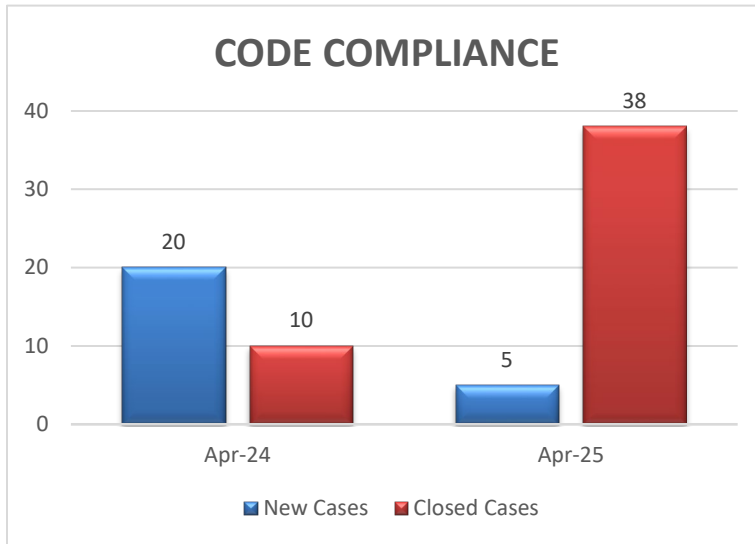
### STATISTICS

- PLAN REVIEW: 16
- CERTIFICATE OF LATERAL COMPLIANCE: 13
- VIRTUAL INSPECTIONS: 35



## CODE ENFORCEMENT SUMMARY

Active Cases: **127**



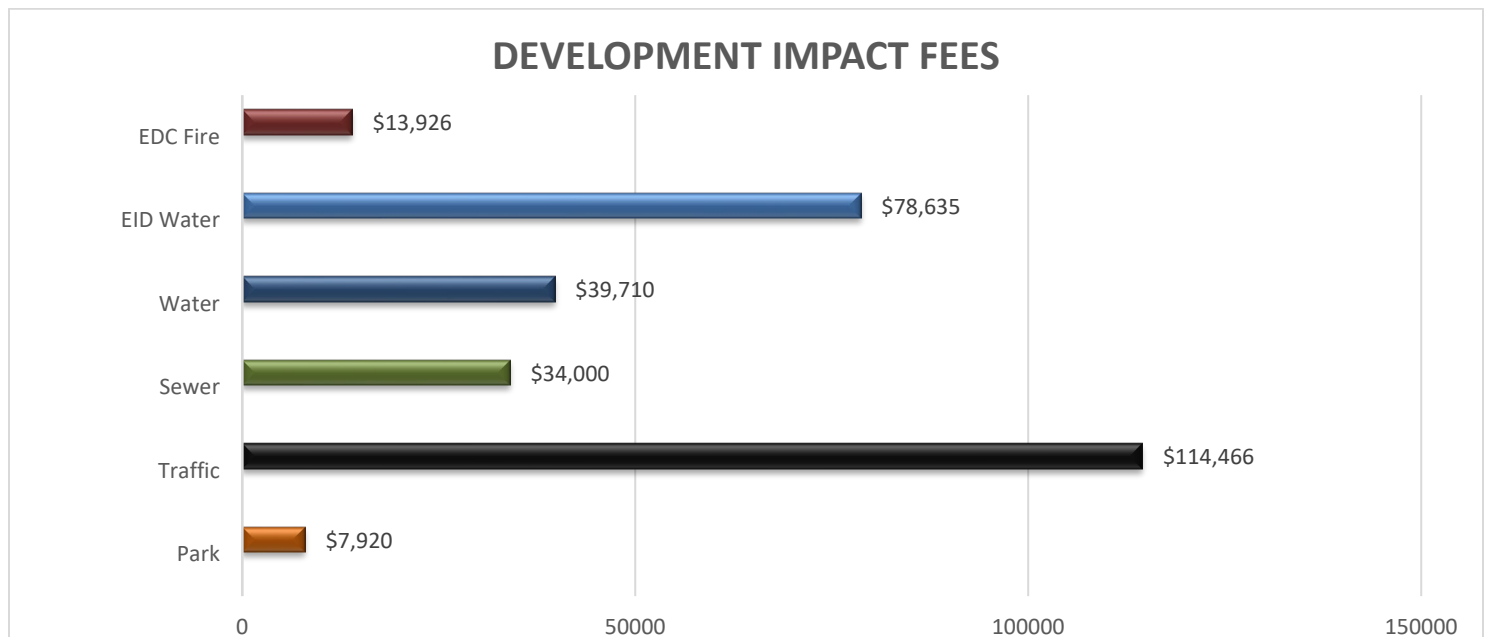
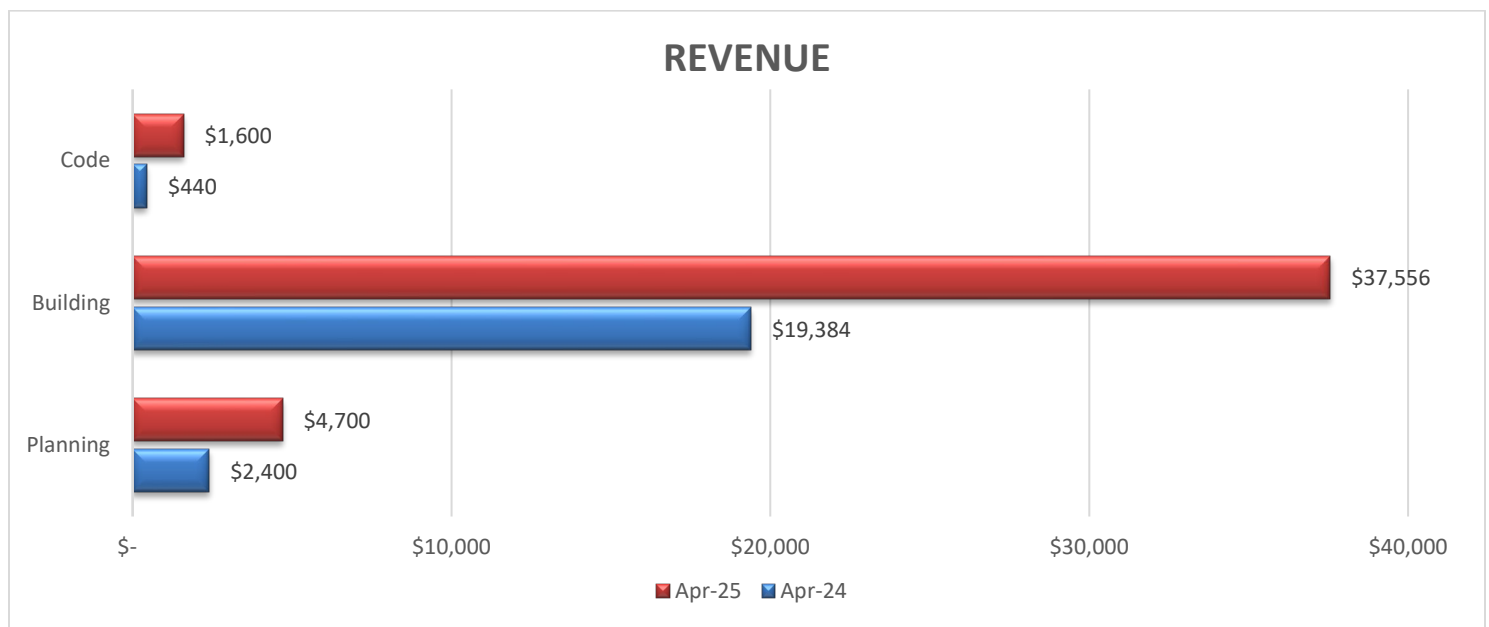
FY 24/25 New Cases	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Building	4	4	6	2	10	1	2	1	0	4			34
Zoning	5	6	7	8	2	2	4	0	0				34
Solid Waste	1	1	2	1	1	1	0	0	0				7
Fire	8	3	5	0	0	0	0	0	0	1			17
Nuisance	0	1	0	3	0	1	1	0	0				6
<b>TOTAL</b>	18	15	21	14	13	5	7	1	0	5			99

## DEVELOPMENT SUMMARY

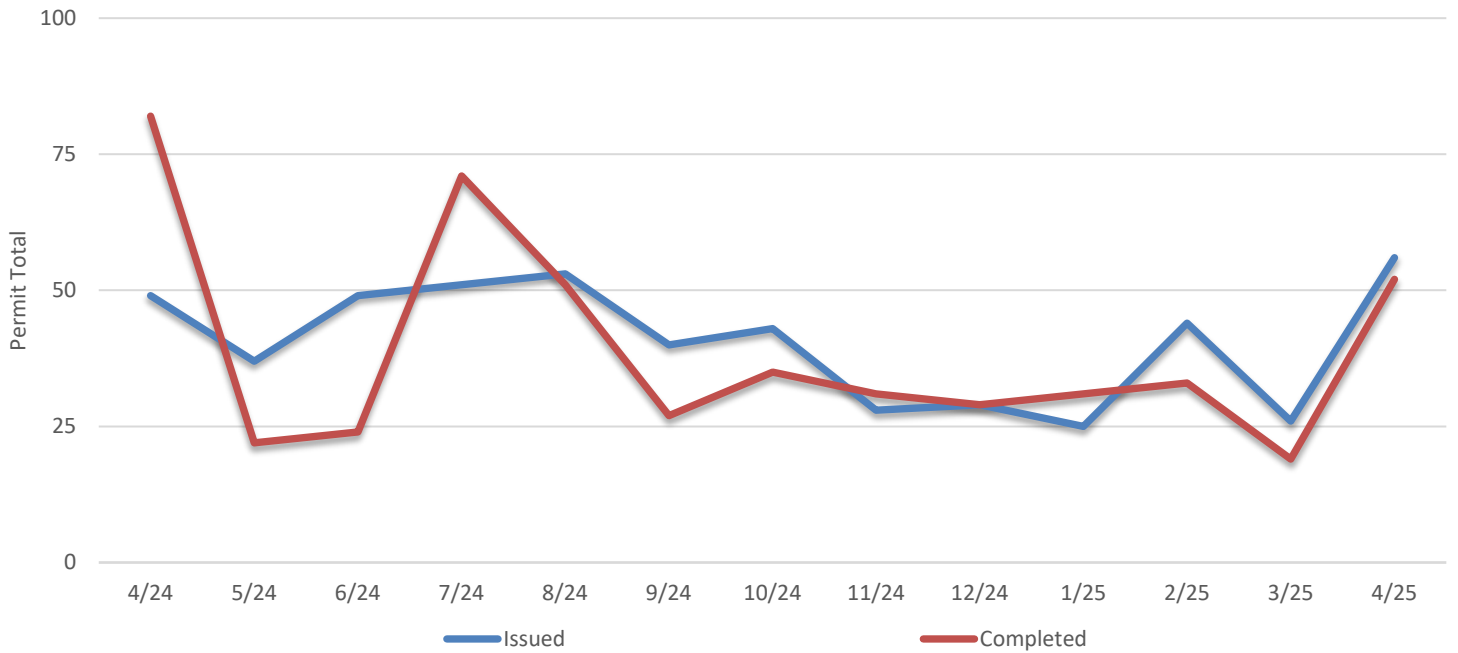
TOTAL DSD FEES COLLECTED: **\$43,856**

### MOVING MONTHLY TRENDS & AVERAGES FOR A YEAR

- PERMITS ISSUED: **41**
- PERMITS COMPLETED: **39**
- CONSTRUCTION VALUATION: **\$2,553,094**
- PERMIT CONSTRUCTION VALUATION: **\$55,806**



### BUILDING PERMITS ISSUED & COMPLETED YTD



### CONSTRUCTION VALUATION YTD

