

**CITY OF PEORIA, ARIZONA  
CITY MANAGER REPORT**

**RCM #:** 30

**Date Prepared:** September 9, 2008

**Council Meeting Date:** September 16, 2008

**To:** Carl Swenson, City Manager

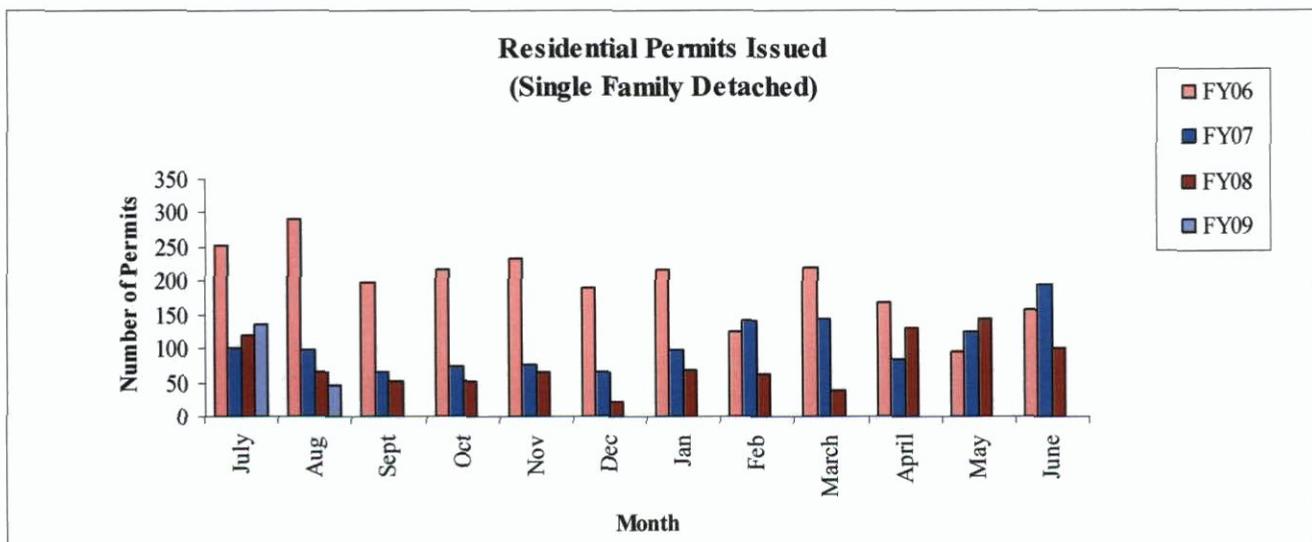
**From:** Glen Van Nimwegen, Community Development Director

**Subject:** Permit Activity and Employee Utilization

The items below detail the current permit activity in Peoria as well as the actions we as staff have taken to deal with the slower pace of permitting.

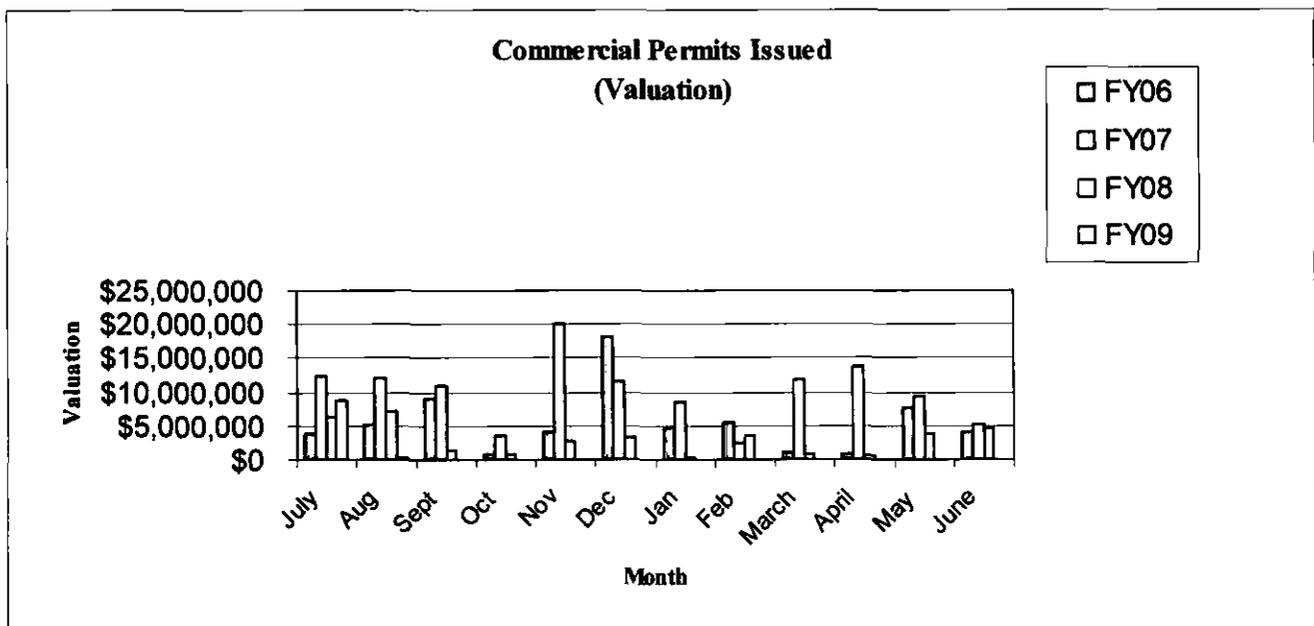
Recent Permit Trends

Trilogy and Camino a Lago South have been the primary movers for residential permits for the last 4 months. There are indications that their activity may be slowing, however. Many of the initial Camino a Lago permits were pre-sales. Those permits have now been accounted for and anything going forward will be new buyers. Other residential developments in the City (primarily Vistancia, Sonoran Mountain Ranch and Cibola Vista) are still plodding along at a slow pace. The year still looks like a down year for single family residential permitting. The following graph displays the month by month break down of permits for the last three full fiscal years and the start of this fiscal year.



Multi-family permitting and construction has been active. We have issued permits for six multi-family projects in the last year and half for a total of 1,835 new multi-family units (Villas at Agua Fria – 340 units, The Waterford at Peoria – 227 units, Alta Park West – 260 units, Bacaro at Triana Park – 252 units, Indigo at Triana Park – 485 units, and Tierra del Rio – 271 units). All are at various stages of development. Alexan at Plaza del Rio (325 units) is approved and ready to issue as well.

The number of commercial permits issued has dropped off significantly after two very big years in FY06 and FY07. The construction activity from the commercial spike is ongoing but a less demanding pace of commercial inspections is likely within the next six months to a year.



### Employee Re-Allocation

We have four vacancies that have not been filled. Two are in Planning and two are in Building Safety inspections. Additionally, we no longer are utilizing 3 temporary building inspectors that were employed by Building Safety during the housing boom.

Building Safety is now doing the fire plan review for residential tract plans due to a recent vacancy in the Fire Department. Building Safety staff is also assisting the Utilities Department with the Industrial Users review and inspections process. Both of these examples indicate how the use of Building Safety staff can forego the filling of vacant positions.

During our budget presentation, staff described how we are utilizing a Building Inspector to help out with Code Enforcement issues. One inspector has been working on code issues at least 32 hours a week.

### Future Issues

The mandate to step up enforcement for PM-10 mitigation, the dust control effort is not going away. Code Enforcement will be active in dust mitigation efforts with help from Building Safety.