

MEMO

February 23, 2023

To: Peter Brixius, City Manager
Craig City Council

From: Marlin Eckhoff, Building Official

Subject: Community Development 2022 End of the year report.

Valuations:

Valuations are determined from the estimated total cost of the building project.

The valuations for City projects, for the year of 2022, are about average for the years prior. The city had mostly smaller projects that would not greatly impact the valuation total for 2022 like the MRH Medical Office Building or the Courthouse added to previous years. Harbor Freight's valuation of \$1,029,817.00 was the largest for the year.

Overall, Moffat County had the highest total of valuations since the city took over in 2017 with an increase of well over \$2,000,000 from previous years. Coming mostly from residential projects.

Permits:

Overall, there was an increase in annual permit total. A large spike can be seen in City plumbing permits due to needing to obtain compliance with the State's regulations on commercial backflow preventers. All other permit totals are within reason to previous years. The county saw its highest number of permits since the city has taken over.

Fees Received:

City revenues were pretty much average at \$68,641.97, due to the fact that no large commercial permits were issued in 2022. The county saw a 42% increase for a total of \$75,411.30, and for the first time had revenues which totaled more than the city. Most of this was due to an increase in new homes built in the county.

Inspections:

A substantial increase was seen in inspection count. Overall, there was an increase of 209 inspections from 2019 and 2021 (the next highest). The city saw an increase of 105, while the county increased by 104 inspections, which is about a 50% increase for the county. The city typically has about twice as many inspections as the county. However, due to drive time, the county inspections take more time per inspection.

New Homes:

2022 had the highest amount of new homes compared to the previous 5 years. Most of this coming from new residences in the county which was comprised of 26 year-around residences, and 4 seasonal cabins. The city had 3 new stick-built homes and 2 manufactured homes.

We have also worked with multiple building owners within the city to renovate previously unoccupied properties to create more rental units. For example, we had one owner completely renovate two duplexes, and several other owners converted all or portions of smaller commercial buildings to residential dwellings. These were located in Mixed Use Zones which allow both commercial and residential. These renovations have resulted in 11 additional bedrooms among 7 properties for rent that the community did not have previously.

Property Maintenance

2022 saw an increase in property maintenance due to an increased need for safe housing in the community and emphasis on code enforcement. In 2022, I worked closely with Code Enforcement and the Utilities Department to determine properties that needed to receive violation/correction notices and possible condemnation. We have also worked closely with PD to clear and board up problematic properties.

Demolition Notices: We have issued demolition notices for the following properties:

1) 2000 Baker Dr: This is a manufactured home that the road & bridge department was going to demolish in November, however, the large early snows prevented that, so they will be removing it in the spring. We have had multiple issues with this property in the last couple of years, from drug related issues to unauthorized entry, etc.

2) 1386 Yampa Ave: This is an old house that should have been tore down over 20 years ago. We had asbestos test done and unfortunately there was a large amount of asbestos found. It is owned by an elderly couple with health problems who are trying to figure out a way to get it abated and demoed. The problem is that we helped the owner get three quotes last year for abatement, and they average around \$65,000, and that does not include the actual demo itself. Unfortunately, the property it sits on is not worth near as much as the cost of the abatement. We have had meetings with the state, to see if there is any funding out there to help with these types of projects, however, there is very little available for single family home abatement.

3) 660 Tucker St: This home was actually condemned prior to 2022. Asbestos was also found in the drywall throughout the home. It is a small home that we could most likely use in-house services to demolish, however, the asbestos abatement quotes for this property are around \$40,000. The owner was an elderly gentleman that passed away last year, so unfortunately, I don't see anyone doing anything with it very soon, unless the city does it and tries to recoup some of the money with the lot sale. I am going to guess that the value of the lot is around \$30,000.

4) 615 Legion St: The owner of this home was going to demo it in 2022, however, asbestos was found within the home. Fortunately, the asbestos removal is fairly minor and the owner believes she can have that done and remove the building without any involvement from the city. I did grant her an extension till this summer due to the early winter, asbestos removal, and shortage of available contractors last fall.

5) 727 Tucker St: This is a six-plex that partially burned about five years ago. The owner is the same one that owns the vacant boarded up apartments at 625 Ranney St. The owner is very uncooperative, and so far, has been unwilling to do anything to remedy this situation. The demolition completion date has come and gone, and I'm afraid that nothing will probably get done here without city involvement. Unfortunately, this will be a bit more expensive to demo due to its size. We have not gained access yet in order to have an asbestos test done, however, I am hopeful that since it was built in 1980 that it will be clear of asbestos.

6) 833 Cottonwood Ave: This property is in the county, however, we did issue a demolition order for a single wide manufactured home and multiple campers and RV'S that trespassers had been living in on the property. The owners live in Idaho and had no means of keeping people off the property. Due to a multitude of complaints, and the fact that the Sheriff's Office was constantly dealing with illegal behavior, the county took action to remedy the situation. They struck a deal with the owners to purchase the property, and intend on abating the property in the spring and selling the property to recoup the money spent.

7) 558 Lincoln St: This property contains both a stick-built home and a mobile home. These were voluntarily condemned last fall by the owner so they can get them demoed. Asbestos was also found in the stick-built home. The owners intend on getting both structures demoed this spring.

Boarded up properties: The following properties were condemned due to no active utilities to the home, and consistent illegal activity:

1) 1046 School St.

2) 395 Tucker St.

3) 815 Colorado St.

They have not been structurally condemned or slated for demolition however, they were boarded up by the Community Development Department to prevent unauthorized access and to prevent them from being an attractive nuisance.

Planning & Zoning

2020 saw the following for P&Z items;

1. Amendments to the Land Use Code for ADU'S and affordable housing criteria.
2. Approval for an RV Park on the corner of Crescent Drive and Wickes Ave.
3. Site Plan approval for Dale & Andrea Camps development at Industrial Ave & Steele St.
4. Conditional Use permits for two work/live units.
5. Conditional Use application for judicial services at the old C.A.P.S building.
6. 2 Variances
7. Site Plan approval for commercial building at 430 W Victory Way. (Still Pending)
8. Working with Peter's team and Ayres Associates to secure grant funding for a workforce housing project.

For your review are comparison reports and graphs from 2017 through 2021. The City and County are separated for reference.

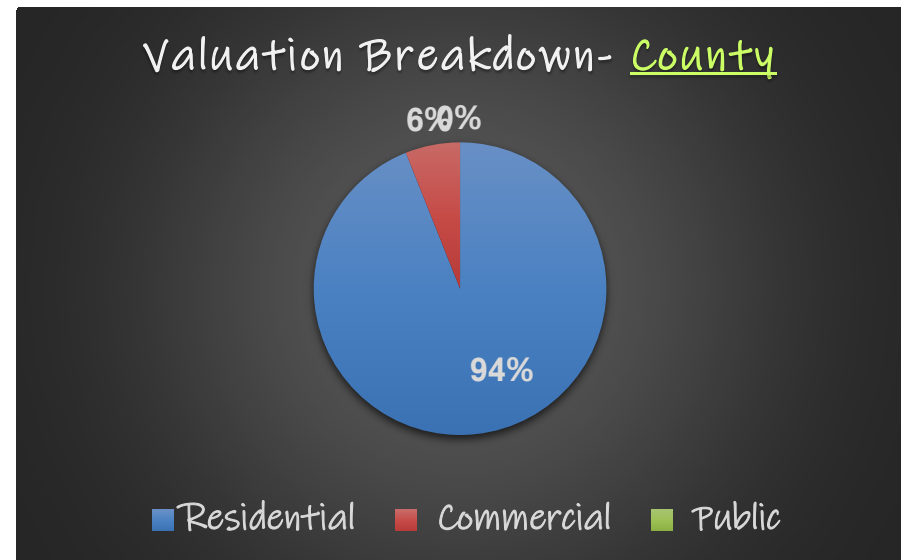
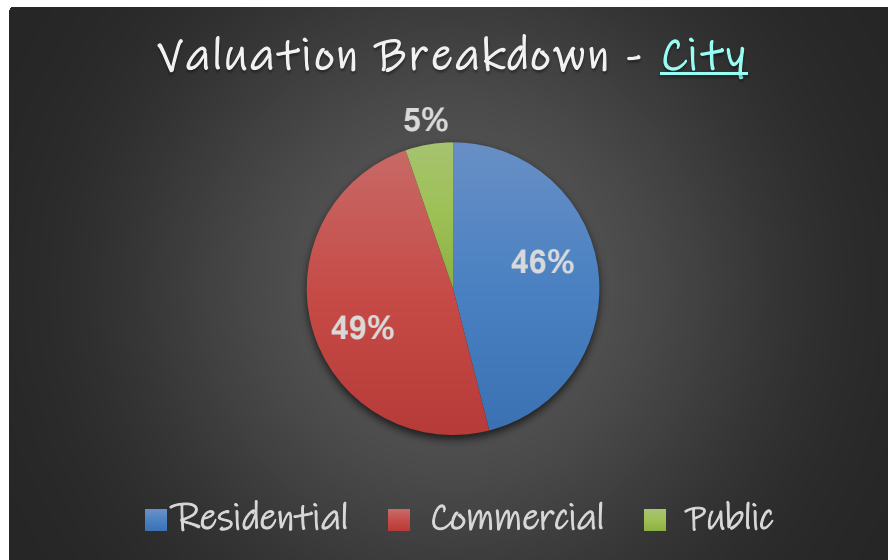
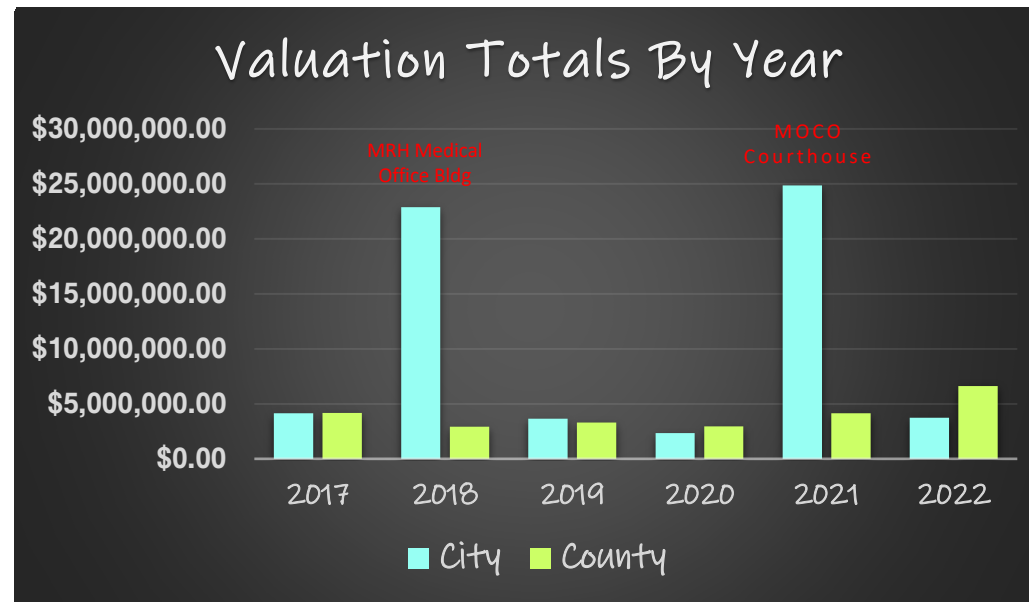


2022 Year End Report



Valuation

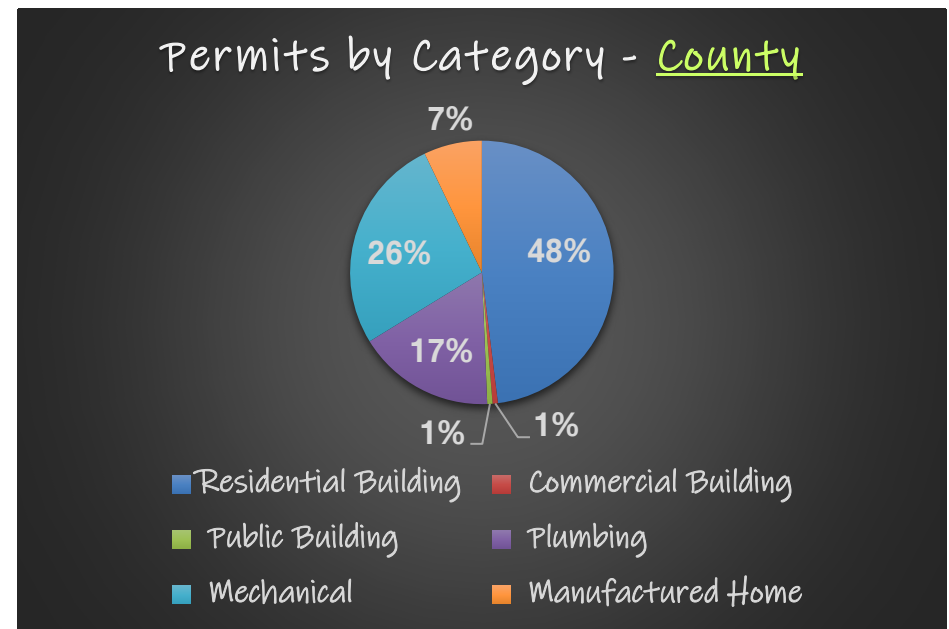
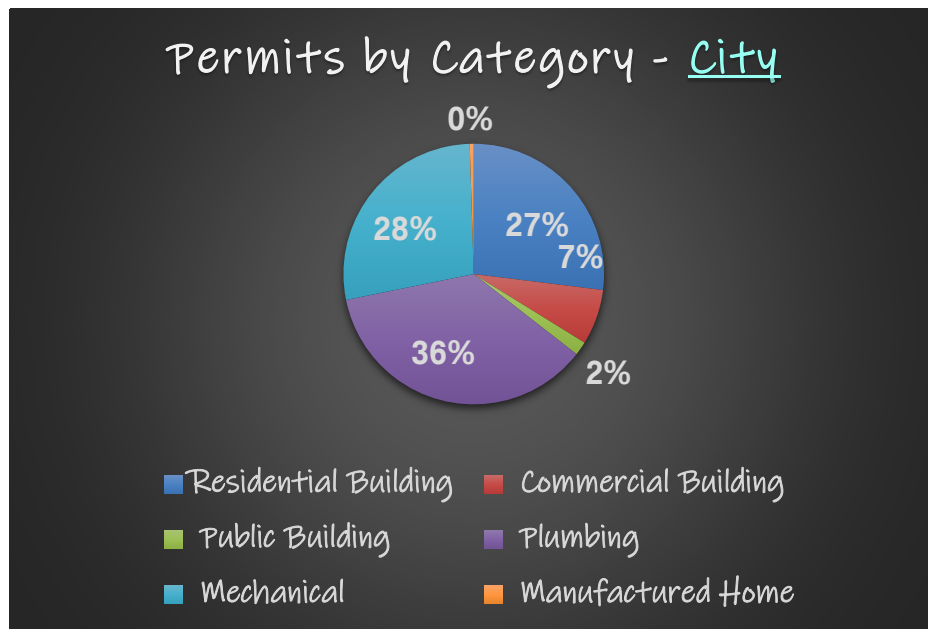
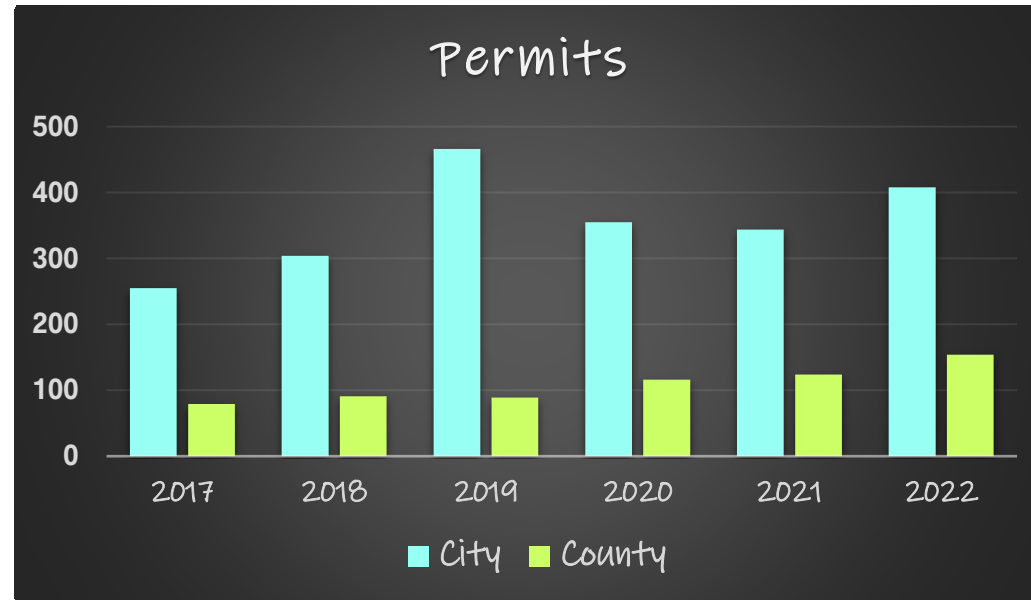
	2017	2018	2019	2020	2021	2022
<u>Residential</u>						
City	\$821,174	\$1,013,513	\$2,404,515	\$1,152,818	\$1,528,441.08	\$1,725,839.70
County	\$2,516,414	\$2,341,152	\$1,849,173	\$2,730,493	\$3,824,724.40	\$6,220,827.39
<u>Commercial</u>						
City	\$2,843,057	\$626,690	\$1,078,032	\$980,309	\$3,557,257.98	\$1,827,082.50
County	\$1,653,356	\$584,300	\$1,461,040	\$213,900	\$81,530	\$400,000
<u>Public</u>						
		MRH Medical Office Bldg			MOCO Courthouse	
City	\$466,930	\$21,253,900	\$153,000	\$205,327	\$19,780,523.67	\$197,230.00
County	\$2,890	\$0	\$0	\$0	\$233,737	\$0
City Annual Valuation Total	\$4,131,161.00	\$22,894,103.00	\$3,635,547.00	\$2,338,454.00	\$24,866,222.73	\$3,750,152.20
County Annual Valuation Total	\$4,172,660.00	\$2,925,452.00	\$3,310,213.00	\$2,944,393.00	\$4,139,991.40	\$6,620,827.39
Combined Annual Valuation Total	\$8,303,821.00	\$25,819,555.00	\$6,945,760.00	\$5,282,847.00	\$29,006,214.13	\$10,370,979.59



Permits

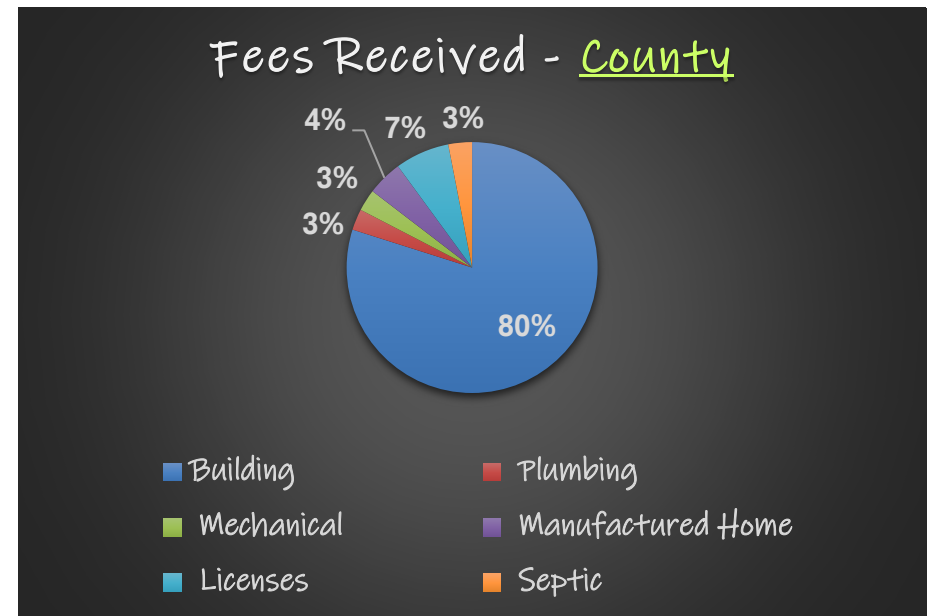
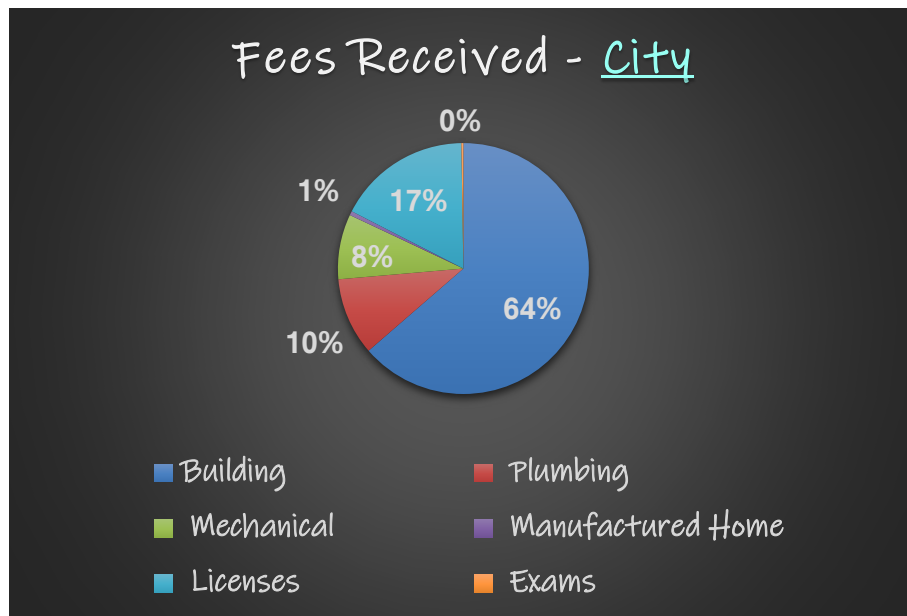
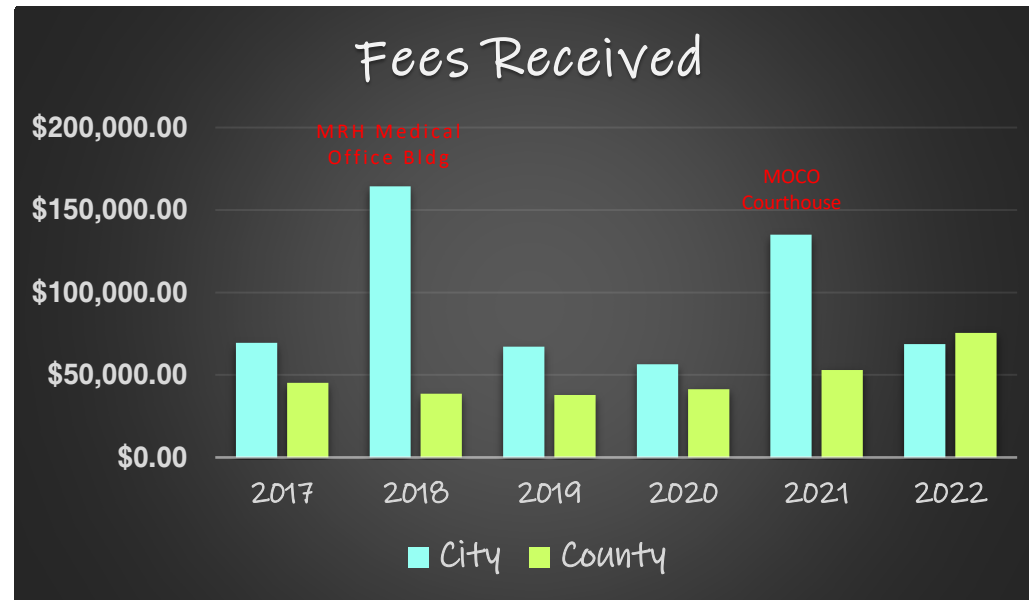
	2017	2018	2019	2020	2021	2022
<u>Residential Building</u>						
City	86	114	117	155	136	110
County	35	41	28	60	72	74
<u>Commercial Building</u>						
City	27	22	43	37	36	28
County	2	5	3	2	2	1
<u>Public Building</u>						
City	12	5	4	6	11	7
County	1	0	1	1	2	1
<u>Plumbing</u>						
			Backflow Preventers			Backflow Preventers
City	32	50	190	58	65	148
County	13	12	26	20	19	26
<u>Mechanical</u>						
City	91	108	108	94	94	113
County	22	30	24	26	22	41
<u>Manufactured Home</u>						
City	7	5	4	5	2	2
County	6	3	7	7	7	11

City Annual Permit Total	255	304	466	355	344	408
County Annual Permit Total	79	91	89	116	124	154
Combined Annual Permit Total	334	395	555	471	468	562



Fees Received

	2017	2018	2019	2020	2021	2022
<u>Building</u>		MRH Medical Office Bldg			MOCO Courthouse	
City	\$52,251.00	\$142,145.00	\$43,106.00	\$38,926.00	\$111,505.03	\$43,678.97
County	\$35,490.00	\$30,161.00	\$27,327.00	\$30,667.00	\$41,472.26	\$60,247.55
<u>Plumbing</u>			Backflow Preventers			Backflow Preventers
City	\$2,063.00	\$3,850.00	\$7,774.00	\$2,592.00	\$4,559.00	\$6,862.00
County	\$1,451.00	\$1,444.00	\$1,744.00	\$1,830.00	\$1,637.00	\$2,046.00
<u>Mechanical</u>						
City	\$4,598.00	\$6,307.00	\$5,805.00	\$4,854.00	\$5,116.00	\$5,751.00
County	\$1,379.00	\$1,687.00	\$1,440.00	\$1,361.00	\$1,220.00	\$2,117.00
<u>Manufactured Home</u>						
City	\$955.00	\$725.00	\$655.00	\$725.00	\$387.25	\$365.00
County	\$2,052.00	\$730.00	\$2,642.00	\$1,789.00	\$1,727.00	\$3,420.75
<u>Misc Revenue From Licenses</u>						
City	\$9,475.00	\$11,295.00	\$9,550.00	\$9,305.00	\$13,267.50	\$11,810.00
County	\$3,639.00	\$3,300.00	\$3,840.00	\$3,900.00	\$4,620.00	\$5,280.00
<u>Misc Revenue From Exams</u>						
City	\$175.00	\$75.00	\$175.00	\$175.00	\$300.00	\$175.00
<u>Misc Revenue From Septic</u>						
County	\$1,200.00	\$1,300.00	\$800.00	\$1,800.00	\$2,300.00	\$2,300.00
City Annual Fees Received Total	\$69,517.00	\$164,397.00	\$67,065.00	\$56,577.00	\$135,134.78	\$68,641.97
County Annual Fees Received Total	\$45,211.00	\$38,622.00	\$37,793.00	\$41,347.00	\$52,976.26	\$75,411.30
Combined Annual Fees Received Total	\$114,728.00	\$203,019.00	\$104,858.00	\$97,924.00	\$188,111.04	\$144,053.27



Inspections

	2017	2018	2019	2020	2021	2022
City Annual Inspection Total	447	407	527	381	525	630
County Annual Inspection Total	228	229	208	207	210	314
Combined Annual Inspection Total	675	636	735	588	735	944

New Homes

	2017	2018	2019	2020	2021	2022
<u>Stick-built</u>						
City	1	0	5	0	2	3
County	7	8	6	11	7	13
<u>Modulars</u>						
City	0	1	0	1	0	0
County	2	3	1	0	1	3
<u>Manufactured</u>						
City	7	5	4	5	2	2
County	6	3	7	7	7	10
<u>Duplex</u>						
City	0	0	1	0	0	0
<u>Cabins</u>						
County	2	3	0	7	8	4
City Annual New Homes Total	8	6	10	6	4	5
County Annual New Homes Total	17	17	14	25	23	30
Combined Annual New Homes Total	25	23	24	31	27	35

