



Community Development Department

January 2024

Town of Pinetop-Lakeside Building Department

February 2024 was a productive period for the Town of Pinetop-Lakeside Building Department. A total of 8 building permits were thoughtfully issued during this month, showcasing a balanced approach to development within our vibrant community. These permits were carefully distributed between commercial and residential projects, reflecting a harmonious growth pattern.

The total fees collected for these permits amounted to \$2,980, highlighting the department's unwavering dedication to maintaining a fair and transparent fee structure. Additionally, the valuation of projects initiated during this period totaled an impressive \$190,000, indicating a significant investment in local development initiatives.

Regarding specifics, the commercial sector witnessed the issuance of 4 permits, with associated fees totaling \$1,518 and a combined project valuation of \$92,000. These projects symbolize economic growth and emphasize the diversification of our commercial landscape.

On the residential front, a similar trend emerged with four permits issued, generating fees amounting to \$1,462 and a valuation of \$98,000. These residential endeavors serve as a testament to the enduring interest and confidence in residing and investing in our flourishing community.

It is worth noting that during this period, no permits were issued for New Single-Family Residences (NSFR), indicating a distinctive trend in the type of projects pursued.

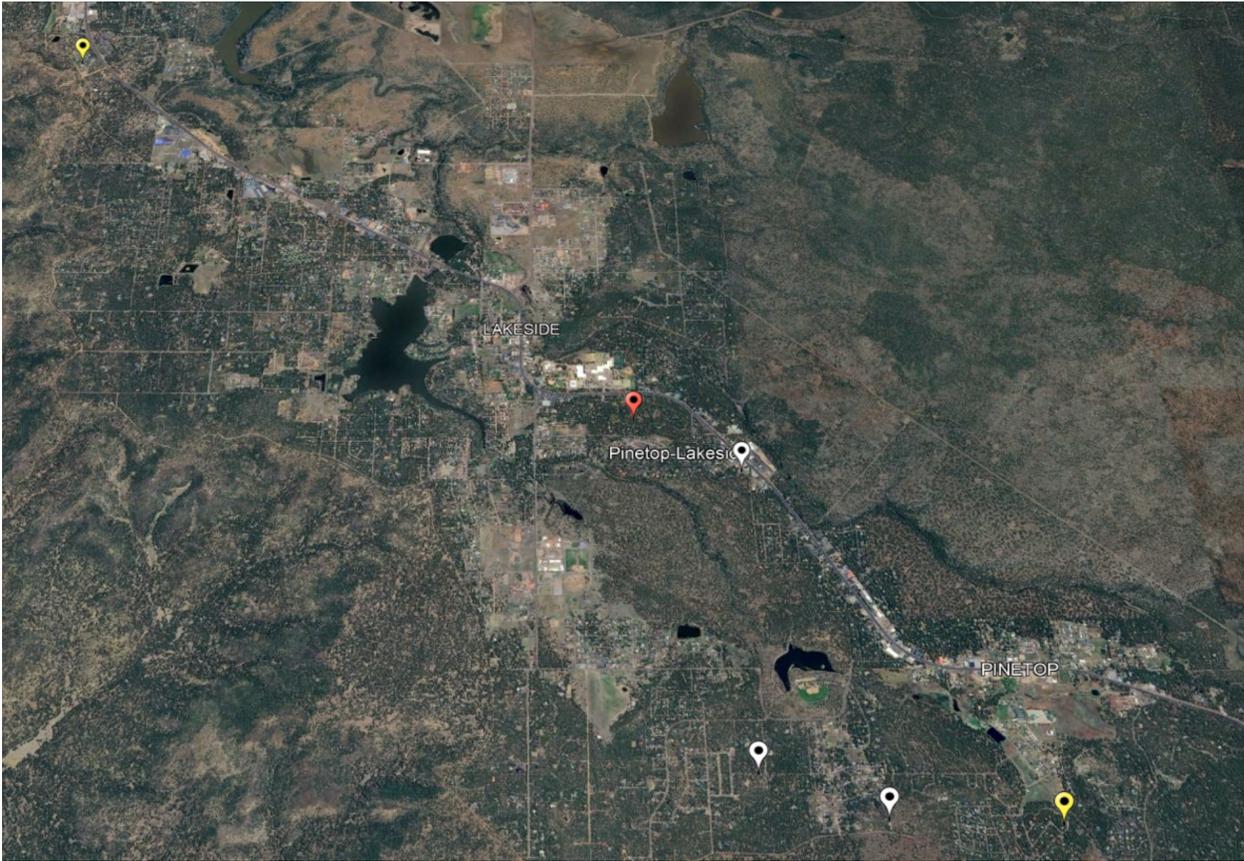
This detailed monthly report encapsulates the dynamic start of 2024, characterized by a blend of commercial and residential advancements. The Town of Pinetop-Lakeside Building Department reaffirms its dedication to promoting our community's development responsibly and efficiently.

Inspections Conducted: With meticulous attention to detail, our Building Official oversaw 64 comprehensive inspections in the month. These inspections covered various phases such as foundation, framing, electrical, plumbing, and final construction checks, ensuring each step met or exceeded the stringent safety standards outlined in the International Building Codes.

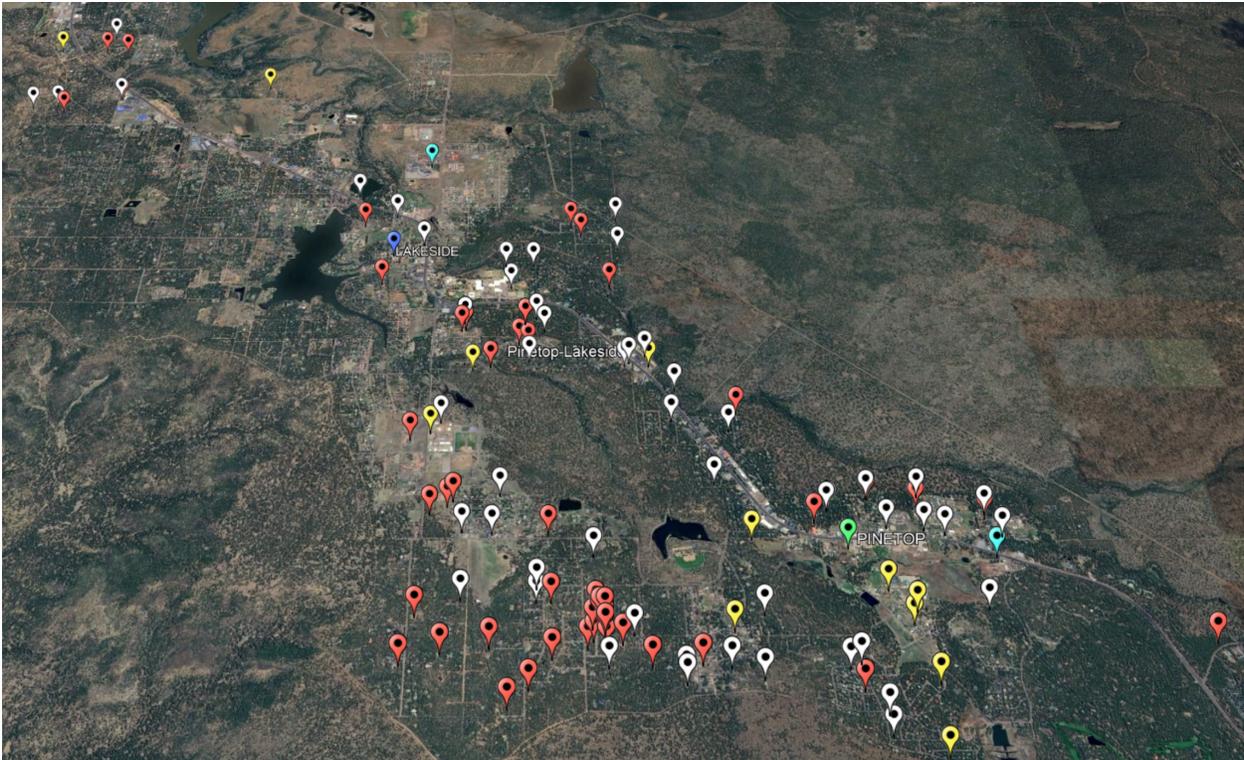
The successful completion of these inspections highlights Pinetop-Lakeside's unwavering commitment to upholding elevated building safety regulations. It assures our residents that the town's progress is carried out with their safety as the foremost consideration.

Final inspections	6
Roof sheeting	6
Rough in M.E.P.	13
Shear Wall	3
Drywall Nailing	8
Site inspections	6
Insulation	4
Stem Steel	1
Framing	14
SES Green tag	1
Lab steel	1
Foundation lift	1
Total	64

The Building Department is committed to facilitating growth and ensuring safety standards. The distribution of permits and inspections conducted in February 2024 underscores our continuous efforts to support the community's development. We look forward to further contributions to the Town of Pinetop-Lakeside's prosperity and well-being in the forthcoming months.



February 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

In February 2024, the Town of Pinetop-Lakeside saw growth in its local business community by issuing five new business licenses and introducing diverse services. Notable additions include Opal Aesthetics and Hatch Construction & Paving, Inc., expanding professional and construction offerings. Three of these new businesses are home-based, showcasing entrepreneurial innovation. Trends in Pinetop-Lakeside underscore a preference for small enterprises, reflecting a rising enthusiasm for entrepreneurship and adaptable business models. The growth of home-based and small enterprises reduces unemployment rates and diversifies the economic foundation, making the community more resilient to economic fluctuations. These businesses enhance the local economy by creating income and job opportunities, boosting local spending. The proliferation of home-based and small businesses nurtures an entrepreneurial spirit, invigorating the local economy and social fabric.

Community events such as the White Mountain Market play a vital role in strengthening social connections and fostering a sense of unity. These gatherings elevate the town's status as a vibrant cultural and commercial hub, attracting visitors and potential residents and acting as catalysts for community cohesion. These events draw in tourists by showcasing local artisans and vendors, boosting direct sales, and solidifying the town's reputation as a bustling center for commerce and tourism. This economic growth, in turn, attracts more entrepreneurs and investors, triggering a cycle of progress and advancement. The reinvestment of tax revenues in infrastructure further enhances the town's economic vitality. The diverse range of businesses, including beauty services, construction firms, and pet care providers, indicates a thriving local economy. The prevalence of Annual Vendor Permits over Single Vendor Permits reflects a conducive environment for sustained commercial activities. The approval of a Special Event Permit for the White Mountain Market is noteworthy, underscoring the community's dedication to stimulating the local economy and encouraging social engagement. Participation in events like the White Mountain Market promotes solidarity among residents, fostering community pride and a shared sense of belonging. These occasions offer a platform for local entrepreneurs to showcase their offerings, garnering support for homegrown enterprises. The Special Event Permit for the White Mountain Market underscores the commitment to community engagement and backing for local artisans and businesses. The increase in vendor permits signals the town's commitment to bolstering small businesses and local entrepreneurship. Anticipated business advancements in February 2024 suggest a positive trajectory toward economic prosperity, stronger community ties, and a more robust local identity in Pinetop-Lakeside.

The business activities and permits issued in February 2024 point towards a promising future for Pinetop-Lakeside, where economic prosperity and community well-being are intertwined. This growth signifies a dynamic business environment directly contributing to the town's economic prosperity and diversity. The increase in business licenses and permits significantly impacts Pinetop-Lakeside's local economy. Residents benefit from new employment opportunities, improved services, and a more comprehensive range of products, enhancing their quality of life and attracting more visitors to stimulate the local economy.



Short-Term Rentals (STRs) in Pinetop-Lakeside demonstrate remarkable stability, boasting 11 registered properties. This sector plays a crucial role in hosting visitors, especially during peak seasons, thus making a substantial contribution to the local economy. Short-Term Rentals enriches visitor experiences and propels tourism, solidifying Pinetop-Lakeside's status as a sought-after destination.

Beyond providing accommodation choices, STRs shape Pinetop-Lakeside's identity as a tourist hotspot. By presenting diverse lodging options, from charming woodland cabins to contemporary town center apartments, STRs cater to various preferences and budgets, rendering Pinetop-Lakeside more appealing to a varied tourist demographic. This inclusivity attracts more visitors and bolsters the local economy, as tourists are inclined to spend time dining, shopping, and engaging in local attractions. Moreover, STRs promote more extended stays, as guests often favor the comfort and seclusion they provide over conventional hotel lodgings. This prolonged interaction with the community augments the economic advantages by boosting tourists' contributions to the local economy. Consequently, STRs transcend mere accommodations, serving as a vital element of the town's tourism framework, enriching the visitor experience while driving economic prosperity simultaneously.

In conclusion, the economic prospects for February 2024 are promising, reflecting growth and diversification in Pinetop-Lakeside's business environment. These recent developments enrich residents' lives and position our town as attractive for visitors and potential investors, nurturing a vibrant and thriving community. Below are the details of the licenses granted:

Entity Name	Nature and Type of Business
Opal Aesthetics	Other
Detail Dynamics	Other Professional Services
Chemical and Allied Products Merchant Whole Salers	Other
Pawfect Care Services	Other
Hatch Construction & Paving, Inc.	Building/Construction

Business Type	Count of Entity Name
Building/Construction	1
Other	3
Other Professional Services	1
Grand Total	5



Code Enforcement

The key highlights for the February 2024 Code Enforcement report focus on the Lakeside deteriorated businesses, notably White Mountain Glass, Mogollon Tavern, and Earl's Laundry. Mr. Fasula, the owner of White Mountain Glass, has made notable progress in the cleanup efforts by removing debris, junk, and refuse from the rear of the property. His next endeavor involves enhancing the interior space, with plans to apply for a Façade Grant for exterior improvements. Considerations are being made to restore the building to its original historical aesthetic.

Regarding the Mogollon Tavern, recent discussions with the owners have unveiled their intention to sell the property, sparking interest in obtaining demolition quotes from various contractors. Rick's productive meeting with David Earl shed light on the continuous endeavors to tackle code compliance issues within Earl's Laundry. Excitingly, materials for the upcoming exterior renovation are already on-site, paving the way for a fresh new look to enhance the establishment's appeal.

Additionally, Rick collaborated with Candy Hall, the Mountain Gate Homeowners Association (HOA) president, to effectively address and resolve a complaint related to short-term rentals, ensuring her utmost satisfaction. Furthermore, Rick's dedicated engagement with GovOS is focused on spearheading the creation of innovative and streamlined tools tailored to manage instances of Short-Term Rental (STR) non-compliance efficiently.

The February 2024 Code Enforcement report highlights significant progress and efforts in addressing deteriorated businesses in the Lakeside area. White Mountain Glass, under Mr. Fasula's ownership, has seen cleanup efforts and plans for interior and exterior improvements, including a potential Façade Grant application. The Mogollon Tavern is exploring sale options, with the owners obtaining demolition quotes. Earl's Laundry is making strides toward code compliance and exterior renovation, with materials already on-site. Rick's collaboration with Candy Hall from the Mountain Gate HOA has resolved a complaint satisfactorily. Additionally, Rick is working with GovOS to develop tools for managing Short-Term Rental (STR) non-compliance, indicating a proactive approach toward community and commercial property improvement.

Planning and Zoning

There were no regular meetings of the Planning & Zoning Commission in February due to a lack of agenda items. However, even without formal gatherings, our dedicated team persisted in diligently evaluating potential code enhancements and ordinances to strengthen the regulatory framework further. It is imperative to acknowledge that the code operates as a living document, representing the legal foundation that governs the interaction between the town and its residents. By upholding this framework, we aim to facilitate our vibrant community's continued harmonious growth and development, fostering a positive environment for all stakeholders involved in the town's progress and future initiatives.

The Council officially approved the Tejido plan as the Town's Revitalization Plan. Initially designed in 2006 by Dr. Mark Frederickson and University of Arizona students, the Tejido Plan focused on the nodal development of four specific areas within the town. The goal is to secure funding for these nodal developments through grants and public-private partnerships.



Additionally, the Council waived permitting fees for the Pinetop Commons Workforce Housing Project, paving the way for Reid Butler with Butler Development to apply for tax credits through ADOH, thereby facilitating the financing of a much-needed workforce housing project.

As we continue to move forward in the new year, our focus remains on finding innovative ways to support and improve our community. This includes exploring new zoning and planning strategies, collaborating with local organizations, and actively seeking out opportunities for growth and development.

“Make no little plans. They have no fire to stir men’s blood.” – Daniel Burnham.

Respectfully,

Jeremiah Loyd, P.E.
Community Development Director