



Community Development Department

March 2024

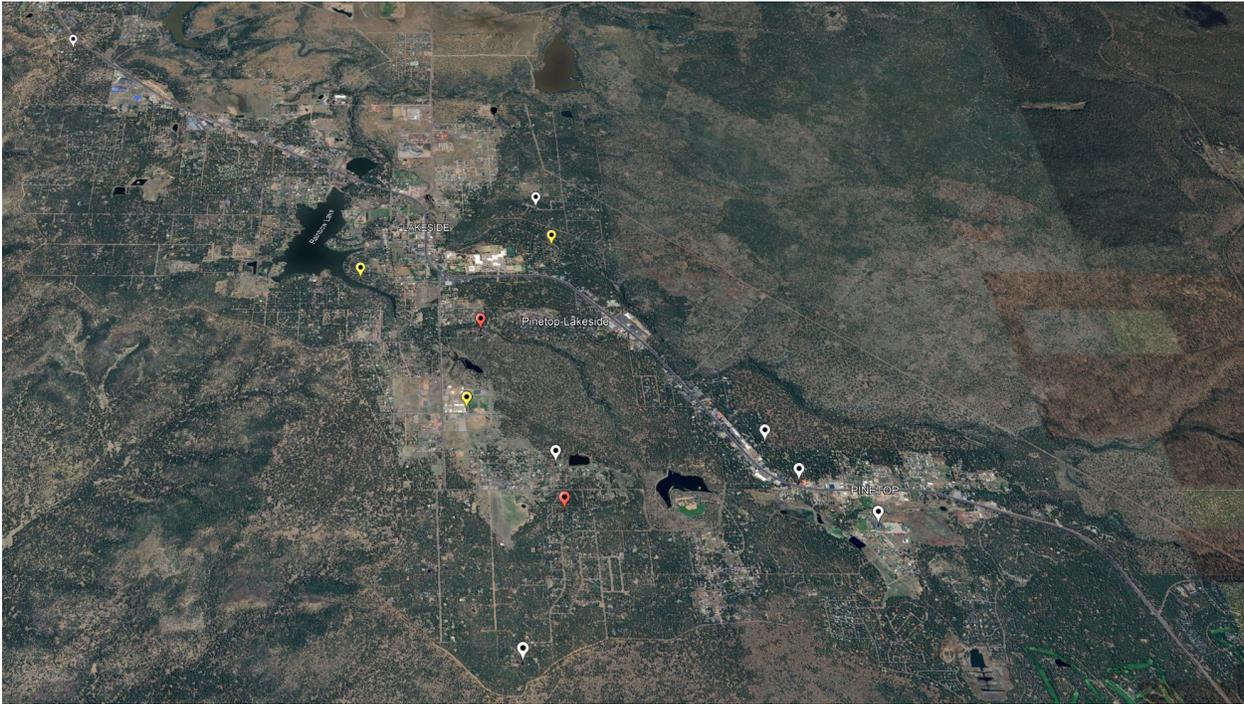
Town of Pinetop-Lakeside Building Department

In March 2024, the Town of Pinetop-Lakeside Building Department experienced a significant increase in activity. A total of 15 Building Permits were issued, bringing in fees totaling \$11,230. These permits had a combined Valuation of \$1,111,175, showing a notable rise from the previous month. The spike was mainly due to New Single-Family Residences (NSFR) permits, with two more permits issued. These NSFR permits generated \$5,974 in fees and added a substantial \$496,000 to the Valuation. This growth reflects a growing interest in the region's real estate market and a positive trend in local construction and development efforts. The increased construction activity suggests a bright economic future for the area, opening doors for further growth and community development initiatives.

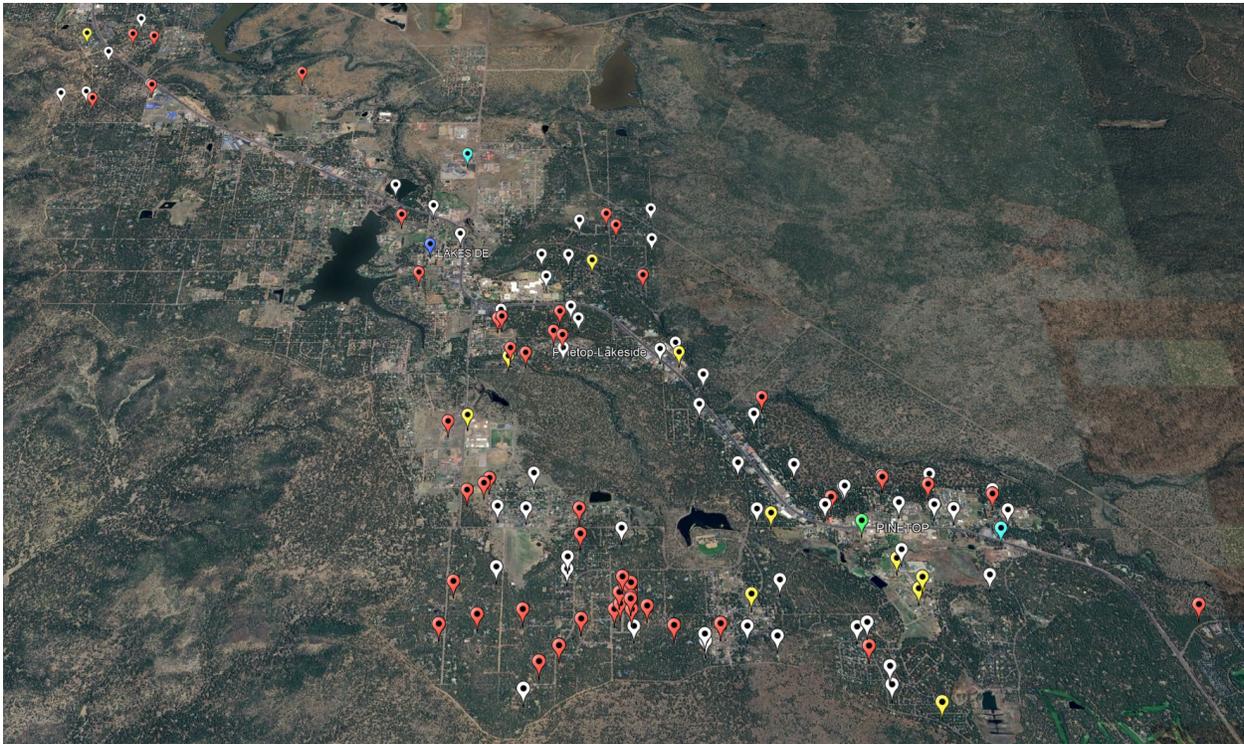
The Building Department is committed to facilitating growth and ensuring safety standards. The distribution of permits and inspections conducted in February 2024 underscores our continuous efforts to support the community's development. We look forward to further contributions to the Town of Pinetop-Lakeside's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

Site	6
Footing	2
Stem Steel	1
Slab Steel	3
Floor Framing	2
Shear	1
Roof	1
Rough-in	6
Insulation	2
Drywall	6
SES green tag	4
Gas	4
Final	6
Misc	5
Total	49

Monthly Inspections



March 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

March has been another productive month regarding business and vendor activities within our jurisdiction. Notably, there have been significant changes in management for two of our local businesses. The Beverage House, a well-esteemed establishment known for its extensive selection of refreshments, now operates under new management, as does the Pho Kitchen, a popular destination for those seeking authentic Vietnamese cuisine. This transition is anticipated to bring fresh perspectives and innovations to these beloved spots.

In addition to these changes, we have welcomed several new businesses into our community this month. Among them are Mountain Premier Cleaning LLC and Clean Care Professionals LLC, categorized under "Other" services, indicating a diversification in the range of services available within our area. Dalinghaus Construction Inc. and Elk Country Electric Inc. have been registered under Building/Construction, promising development, and infrastructural growth.

Peggy L. Rosler CPA has been added to our professional services sector, indicating an expansion in the financial services available to our residents and businesses.

This month has also been notable for our permits department. We successfully issued 5 Single Vendor Permits and 19 Annual Vendor Permits, reflecting a vibrant and growing commercial scene. Our special events calendar was highlighted by the Woodland Spring Fling and Disc Golf Tournament held on April 6-7, which saw robust participation from residents and visitors.

Lastly, issuing 8 Short-Term Rental (STR) permits underscores increased tourism and temporary residency, contributing positively to our local economy. The cumulative total of all permits now stands at 145 for this fiscal year, illustrating a healthy upward trajectory in our community's growth and development. However, we are facing challenges with 73 additional non-compliant STR properties. However, we are addressing this by contacting those who still need to obtain an STR License. The first penalties for non-compliance, including a substantial monthly fine of \$1,000, will be enforced soon.

The March 2024 report underscores a significant upward trajectory in the economic landscape of our community, marked by a healthy mix of new business introductions, management shifts, and permitting activities. This pattern reflects the dynamism inherent within our local market and points towards a broader trend of diversification within the service and construction sectors. The entrance of specialized service providers like Mountain Premier Cleaning LLC and niche professional services such as Peggy L. Rosler CPA highlights a growing demand for household and business-oriented services, suggesting a shift towards more specialized market niches.

Furthermore, the transition in management for established businesses like the Beverage House and Pho Kitchen may catalyze a revitalization of customer interest and patronage, injecting new vigor into the local dining scene. The robust activity in permit issuance, particularly in Annual Vendor Permits and the rising interest in Short-Term Rental permits, suggests not just a seasonal uptick in tourism but a more sustained interest in exploring and investing in our community.



Given these trends, the outlook for our area is markedly positive, with expectations of continued growth and diversification. The blend of traditional businesses adopting new leadership with the influx of fresh market entrants portends a lively and resilient economic environment. Coupled with sustained interest in community events and a likely increase in tourism, driven partly by STR activities, our local economy is positioned for a dynamic and prosperous period ahead. Strategic support and continued encouragement of new and established businesses, alongside effective management of community events and accommodations, will be key in harnessing this momentum, ensuring a thriving, vibrant community for years to come.

In conclusion, March 2024 has been a notable change and progression period. The introduction of new businesses under new management, the diversification of services, and the successful hosting of community events point towards a vibrant, growing, and interconnected community. We look forward to sustaining this momentum in the coming months.

Entity Name	Nature and Type of Business
Beverage House	Other
Pho Kitchen	Other
Mountain Premier Cleaning LLC	Other
Dalinghaus Construction Inc.	Building/Construction
Peggy L. Rosler CPA	Other Professional Services
Elk Country Electric Inc	Construction

Business Type	Count of Entity Name
Building/Construction	2
Other	3
Other Professional Services	1
Retail Sales	1
Grand Total	7

Code Enforcement

This month's report reflects our proactive approach and continuous efforts to enhance the community's landscape and compliance with local regulations. Our dedication to fostering a safer and more appealing environment is evident in the various activities and engagements outlined below.

Grant Applications and Community Revitalization

We have witnessed a remarkable response to the façade grant program, with seventeen local businesses applying for grants. This enthusiastic participation indicates a shared vision among business owners towards revitalizing our community and improving the town's visual appeal.



Noteworthy Engagements and Progress Updates:

- **Earls Laundromat:** Significant progress has been made. A meeting is scheduled with Mr. Earl and his son David in April to discuss ongoing developments and establish a completion timeline.
- **Support for STR Owners:** The team has conducted multiple sessions to assist Short-Term Rental (STR) owners with their permit applications, ensuring compliance with local regulations.
- **Infrastructure Improvements:** The repaving of the Times Square parking lot is confirmed for May 1st, aiming to enhance accessibility and visual appeal.
- **Neighborhood Coordination:** A productive meeting was held with Mr. Jerry Ehlers, a local complainant and a multi-property owner on Poplar Street, to strategize and address issues pertaining to problem properties in the area.

Through these efforts, the Code Enforcement team remains committed to upholding the standards of our community, addressing concerns, and supporting our citizens in maintaining and improving their properties. We look forward to continuing this positive trajectory in the coming months.

Enhanced Focus on Sign Code Enforcement:

In our ongoing effort to enhance our community's visual aesthetics and regulatory compliance, particular attention has been paid this month to the active enforcement of Section 17.108.120 of the town's sign code. This section, crucial for maintaining our public spaces' visual harmony and safety, governs the placement, size, and illumination of signs within our community. It ensures they contribute positively to our town's character without posing distractions or hazards. The detailed provisions of this regulation can be viewed at [Pinetop-Lakeside Code Publishing](#), which provides comprehensive insights into our sign code standards.

This initiative underscores our commitment to preserving the attractiveness and safety of our environment and supporting our local businesses by ensuring that signage contributes to, rather than detracts from, the overall appeal of our commercial areas. Our team is dedicated to collaborating with business owners to achieve compliance, offering guidance and support through the adjustment process. Through these concerted efforts, we aim to balance vibrant business promotion and preserving our town's scenic beauty.



1612 White Mountain Blvd - Before



1612 White Mountain Blvd - After



Planning and Zoning

Discussion and Legal Actions

During March 2024, the Planning & Zoning Commission and the Community Development Department dedicated substantial time and effort to meticulously review the proposal for the tentative replat of the Woodland Pines Townhouses. The comprehensive review process involved examining various aspects, including community feedback, environmental impact assessments, and compatibility with the town's long-term development plans, and it also delved into the intricate details of urban planning and architectural considerations. No lots were changed, and the subdivision was renamed Townhouses instead of Condominiums.

After thorough discussions and deliberations, the commission unanimously agreed on the project's paramount importance in meeting the community's pressing housing needs. Simultaneously, they also conscientiously considered the imperative need to preserve the area's natural beauty and ecological balance, considering the need to preserve the area's natural beauty and ecological balance and recognizing the significance of sustainable development practices. A key focus of their deliberations was to ensure that the replat would not only address housing concerns but also incorporate thoughtful drainage improvements to enhance the overall infrastructure of the community.

Legal Action

After thorough discussions, the commission decided to pursue legal action. In a pivotal meeting on March 14, 2024, members voted on approving a tentative replat for Woodland Pines Townhomes. The proposal received resounding support, culminating in a unanimous vote in favor, contingent upon specific conditions. These stipulations ensure that the development complies with the town's zoning and drainage standards. With unanimous consent, the commission ratified the tentative replat for Woodland Pines Townhomes, signaling its dedication to promoting responsible development while preserving the ecological balance and community well-being in Pinetop-Lakeside.

"In the planning and designing of new communities, housing projects, and urban renewal, the planners, both public and private, invariably should consider the needs of the people who will live in these communities." - Catherine Bauer Wurster

Respectfully,

Jeremiah Loyd, P.E.
Community Development Director