

Alto Lakes Special Zoning District

MINUTES – 5 June 2014

1. Call to order: 8:59am
2. Roll call: McMasters, Porter, Santos present
3. Pledge of Allegiance
4. Approval of Meeting Agenda: McMasters moved to approve, Santos seconded
5. Approval of Meeting Minutes for 15 May 2014 Regular Meeting: McMasters moved to approve, Santos seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- 1) OWNER: Brandt CONTRACTOR: Peralta \$25
LEGAL: SB; 1; 1; 17 STREET: 171 Crown Ridge
REQUEST: New wall in front of existing retaining wall (leave existing wall); stucco to match house.
MOTION: Santos SECOND: McMasters
COMMENTS: (FU: Porter)
- 2) OWNER: Bogle CONTRACTOR: Arrowhead / Koehler Constr \$25
LEGAL: ALGCC; U4; B12; L30A STREET: 100 Grapevine Ct
REQUEST: Re-roof Mueller metal; burnished slate); demo & repl deck (same footprint) – new footings
MOTION: Santos SECOND: McMasters
COMMENTS:
- 3) OWNER: Grissen CONTRACTOR: Younger \$25
LEGAL: ALGCC; U4; L11A STREET: 135 Pinehurst
REQUEST: Re-roof (Mueller 26-gauge r-panel; burnished slate)
MOTION: Santos SECOND: McMasters
COMMENTS:
- 4) OWNER: Kusenburger CONTRACTOR: Kevin Oney \$25
LEGAL: ALGCC; U3; B10; L10A STREET: 402 High Mesa
REQUEST: Re-roof (Owens asphalt shingle roofing; mesquite color) & deck; paint “worn” walls
MOTION: Santos SECOND: McMasters
- 5) OWNER: Adkins CONTRACTOR: Roof Master & Constr \$25
LEGAL: ALGCC; U3; B10; L5 STREET: 412 High Mesa
REQUEST: Re-roof (Decra stone-coated metal; charcoal gray; trim & stain); continuous rain gutter (color as existing)
MOTION: Santos SECOND: McMasters
- 6) OWNER: Gonzales-Yule CONTRACTOR: Mike Pritchett (Cyclone Constr) \$50
LEGAL: DPM; U2; L2 STREET: 1305 High Mesa
REQUEST: Courtyard (930 sq ft); stamped concrete; stucco pillars; stucco pillars w/metal railings to match house
MOTION: Santos SECOND: McMasters
COMMENTS: (FU: Porter)

- 7) OWNER: Potter CONTRACTOR: High Country Landscape \$0
LEGAL: HM; U2; B8; L13 STREET: 1422 High Mesa
REQUEST: Landscaping amendment to existing permit
MOTION: Santos SECOND: McMasters
COMMENTS: No fee as this is an amendment to previous still active landscaping permit
- 8) OWNER: Brunson CONTRACTOR: Billy Allen (Ruidoso Earthworks) \$25
LEGAL: HM; U4; L15 STREET: 107 Alto Mesa Rd
REQUEST: Asphalt gravel drive – same footprint
MOTION: Santos SECOND: McMasters
COMMENTS: (FU: Santos)
- 9) OWNER: ALGCC CONTRACTOR: Peralta \$0
LEGAL: STREET: 1 Country Club Drive
REQUEST: Metal roof over walk-in cooler
MOTION: Santos SECOND: McMasters
COMMENTS: No fee as this is first permit for the “goodwill” of the Club
- 10) OWNER: Witt CONTRACTOR: Arquette \$50
LEGAL: DPW; U2; B6; L7 STREET: 110 Coggins
REQUEST: new deck - 12-13' high
MOTION: McMasters SECOND: Santos
COMMENTS: (FU: Porter)
- 11) OWNER: Lewis-Currier CONTRACTOR: Owner \$25
LEGAL: TH01; Site C STREET: 100 Pine Top
REQUEST: Replace upper level south-facing deck (railing?) with black metal railing
MOTION: Santos SECOND: McMasters
- 12) OWNER: Brown CONTRACTOR: High Country Landscape \$25
LEGAL: DPW; U2; L45 STREET: 157 Deer Park Woods
REQUEST: Landscaping: remove steel bed edging, rr ties/travertine; refresh plantings; accent boulders; river rock border along drive; repair/repl drip system as needed
MOTION: Santos SECOND: Porter
- 13) OWNER: DiFonzo CONTRACTOR: Prewitt \$50
LEGAL: DPW; U2; L63 STREET: 177 Deer Park Dr
REQUEST: Extend decking from 15x15 to 16x24
MOTION: McMasters SECOND: Santos
COMMENTS: (FU: Porter)
- 14) OWNER: Stewart CONTRACTOR: Copperleaf Landscape \$25
LEGAL: DPW; 1; 11B STREET: 202 Mink Ln
REQUEST: Landscaping: Recondition island in circular drive; add new decorative rock; add plants & artificial turf; freshen mulch
MOTION: Santos SECOND: McMasters
- 15) OWNER: Sours CONTRACTOR: Fanning \$25
LEGAL: DPW; U1; L52 STREET: 149 Deer Valley Dr
REQUEST: Add pavilion (684 sq ft) (connected at deck) and fireplace in courtyard.
MOTION: McMasters SECOND: Santos
COMMENTS: (FU: Santos)

16) OWNER:	Haynes	CONTRACTOR:	GKS Commercial	\$25
LEGAL:	LS; U2; B4; L28	STREET:	150 Buena Vista Dr	
REQUEST:	Re-roof			
MOTION:	McMasters	SECOND:	Santos	
COMMENTS:				

C. Short-term Rental Permits: One short-term rental approved

D. Re-plats: Reviewed three lot combos; approved for signature

7. OLD BUSINESS (Part 2)

A. Sample Book Of Documentation: (On-Going)

Following Ordinance re-write, documentation to be compiled to facilitate paperwork completion by Owners/Contractors. In the meantime, any particularly exemplary paperwork will be identified and extracted for the book. Meunier to create or contact Lori Griffin re putting together drafts of potential permit applications. (Suggest having one house with appropriate drawings showing processes/paperwork required for new construction, new roof, deck, landscaping, etc.)

B. Issues/Concerns/Complaints:

- 1) Complaint presented (with photos) of a non-compliant short-term rental property. Porter to send a letter to property manager
- 2) It was noticed there are tree cages on Mulligan, as well as a 3' high fence for dogs that has non-compliant chicken wire. Porter to contact owner.

C. Past Actions:

- 1) Forest Health –The primary task of Zoning is the health, safety, and welfare of the entire ALSZD.
 - a. ALSZD to proactively proceed with identifying properties, sending notification letters to pertinent owners that property is in violation of Section 16 of the ALSZD Ordinance.
 - i. Initial letters sent will be to those properties identified by Zoning and the ACC/Board, along with complaints received from residents. (Porter is in the process of driving around ALGCC and identifying properties perceived to be in violation.)
 - ii. Follow-up letters will be sent if there is no resolution or communication.
 - iii. If no response/action from recipient is received within 30 days of follow-up letter date, letter to be sent with notice of proposed legal action.
- 2) Discussion re amending Zoning Ordinance for non-solicitation (or possibly issuing a Conditional or Special Use permit). No additional work yet done on this.
- 3) Status of revision of Joint Complaint Form. No additional work yet done on this.

- 4) See Resolution 2014-01 ref language and procedures for upcoming ALSZD elections to be held in September. Declaration of Candidacy and Write-in Candidacy forms may be obtained from either the Lincoln County Clerk of Elections, any ALSZD Commissioner, or on the ALSZD website (www.alszd.org).
- Filing Day: 7/22/2014 (from 9:00am-5:00pm)
 - Write In Day: 8/05/2014
 - Withdraw Candidacy: 8/05/2014
 - Books Close: 8/12/2014
 - Absentee Begins: 8/15/2014
 - Absentee Ends: 9/5/2014
 - Election Day: 9/9/2014
 - Books Open: 9/15/2014
 - The canvassing of the election will be held on either 9/11/2014 or 9/12/2014, depending on the judge available.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Porter invited George Marshall to speak on additional ways to attack/treat bark beetle.
 - a. Verbenon packets – trick beetles that the tree is already infected and they attack another tree. Pheromones do not cover all species of beetle, but this procedure is effective during a flight.
 - b. Injections – must be EPA approved and chemical used is highly toxic to fish, mammals, invertebrates. Warning not to apply to “drought stressed” trees.
 - c. Spray – There are different chemicals used. The entire trunk is sprayed with one. Beetles exiting the tree are infected and die, and beetles entering the tree are infected and die.

Mitchell (in conjunction with Dr. Carol Sunderland) advise a combination of Verbenon and Spraying as well as thinning the number of trees per lot in order to afford trees more moisture.

- 2) Santos suggested Zoning should sponsor a lecture/presentation/Q&A on bark beetle treatments to the membership. Porter mentioned he has proposed the ALPOA do this, but has had no response. Santos suggested invite Mitchell, Sunderland, Silva (of the forest service) to speak before, during, after the Annual Member meeting on 28 June. Porter and McMasters are to contact Sunderland and Silva, the Club for room availability, and decide on basic presentation format.
- 3) Porter proposed purchasing 50 units (10 packets per unit - totaling \$4,000) that the Club would dispense from the Pro Shop. Members would be charged and ALSZD would be reimbursed for the cost on a monthly basis. This would be a one-time purchase. During the discussion that followed, Santos disagreed with Zoning getting involved in this process due to the perception that one process over another is supported by the ALSZD. McMasters seconded Porter’s motion, and a voice vote was held, with Porter and McMasters voting aye, and Santos voting nay.

B. Public Comments: None.

C. Commissioner Comments:

- 1) Santos to be absent for 19 June Zoning meeting.

9. Informal Discussions: None.

10. Treasurer's Report.

1) Permit Fees:

- a. Total of permit fees received: \$518 (\$125 in pending fees)
- b. Additional fees received: None

2) Bank account: As of 13 June 14: \$28,567.52

3) Invoice Approvals: None

11. Announcement of Upcoming Meetings:

Next Regular meeting: 19 June 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 12 June 2014.

12. Adjournment: Santos moved to adjourn at 11:51; seconded by McMasters

/S/ Marti Santos
Secretary

The agenda for the meeting can be revised and published up to seventy-two hours prior to the meeting and will be posted on the public bulletin board at ALG&CC, Alto, NM. At any time during the Open Meeting the Commission may close the meeting to the public to discuss matters not subject to the New Mexico Open Meetings Act. The Commission may revise the order of Agenda items considered at this Open Meeting.

ATTACHMENT 1

Follow-up Items from Previous Meetings

- 1) OWNER: Wall CONTRACTOR: Moebus Permitted 15 May 14
LEGAL: ALGCC; U7; B15; L58A STREET: 344 Ft Stanton Rd
REQUEST: New deck (6' footings; trex composite in fireside/redwood; redwood pillars & railing)
COMMENTS: (FU:)
- 2) OWNER Ordish / James CONTRACTOR JDP Contractors Permitted 6 Mar 14
LEGAL SB; U2, B4, L10 STREET 112 Pinecone
REQUEST Lot combo vellum presented; Permit renewal for NEW CONSTRUCTION.
COMMENTS: 6 month extension to original/expired construction permit granted (expiration date is 6 Sep 2014). Landscape plan is to be presented addressing the incorporation of storage area. As of 18 Mar: Underway. (FU: Porter) Cert of Occ (upon completion).
- 3) OWNER: Apel CONTRACTOR: Scott Pacheco & Son Permitted 18 Jul 13
LEGAL: SB; U2, B4, L35 STREET: 104 Crown Ridge
REQUEST: Re-do courtyard due to previous faulty work. Add stacked stone to façade; repaint house
COMMENTS: As of 18 Mar 14: Underway (FU: Porter)
- 4) OWNER: Miller CONTRACTOR: Pedroni Permitted 20 Feb
LEGAL: SB; U1; B1; L7 STREET: 149 Crown Ridge
REQUEST: Landscaping; Courtyard wall
COMMENTS: (FU: Porter)
- 5) OWNER: Neeley CONTRACTOR: Jeff Foreman Constr Permitted 1 May 14
LEGAL: SB; U1; B1; L28 STREET: 186 Crown Ridge
REQUEST: 628 sq ft new decks; galvanized metal wire panels for deck
COMMENTS: (FU:) Work is a repair vs new.
- 6) OWNER: Shiflett CONTRACTOR: Rocky Mtn Constr Permitted 15 May 14
LEGAL: ALGCC; U4; B14; L18 STREET: 136 Pinehurst
REQUEST: NEW CONSTRUCTION
COMMENTS: (FU:)
- 7) OWNER: Wood CONTRACTOR: Prewitt Permitted 7 Nov 13
LEGAL: ALGCC; U4; B13; L5 STREET: 126 Broadmoor
REQUEST: Repl wood rear deck & stairs with composite; color same as existing
COMMENTS: As of 18 Feb 14: Not started. (FU: Porter)
- 8) OWNER: Wiggins CONTRACTOR: Stan Cape Permitted 15 May 14
LEGAL: ALGCC; U4; B11; L15A STREET: 100 Greenbrier
REQUEST: Extension of existing bedroom & small bath. (1 foot overhang into setback); new cart barn attached to existing garage; new exterior patio off existing bedrooms on NW side of house; lower existing patio wall to 4' high as per original plan.
COMMENTS: (FU:)
- 9) OWNER: Beyer CONTRACTOR: First Choice Improvements Permitted 17 Apr 14
LEGAL: ALGCC; U2; B7; L11 STREET: 113 Midiron
REQUEST: "Re-top" drive; remove & replace decking only with like structure; same footprint as existing
COMMENTS: (FU:)

- 10) OWNER: McConnell CONTRACTOR: Charles Shook Constr Permitted 21 Nov 13
 LEGAL: ALGCC; U7; B17; L37 STREET: 166 Del Monte
 REQUEST: Replace decking w/composite; replace wood railings with black metal rails; any needed new/bare wood (floor joists, et) will be painted or stained to match existing house color.
 COMMENTS: As of 18 Feb 14: (FU: Porter)
- 11) OWNER: Stewart CONTRACTOR: Beier (Finecraft Bldrs) Permitted 6 Apr 14
 LEGAL: ALGCC; U3; B12; L18 STREET: 110 Tanglewood
 REQUEST: Remove/replace deck and supports. Trex (madeira; rails bronze metal)
 COMMENTS: (FU:)
- 12) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
 REQUEST: New Construction
 COMMENTS: (FU:) 2,700 sq ft. CoO upon completion.
- 13) OWNER: Boomer CONTRACTOR: Prewitt Permitted 15 May 14
 LEGAL: ALGCC; U3; B10; L4 STREET: 414 High Mesa
 REQUEST: Re-roof (Gerard, stone coated metal; classic tile; Barclay)
 COMMENTS:
- 14) OWNER: Gerth CONTRACTOR: TNT Concrete Innov. Permitted 15 Aug 13
 LEGAL: HM; U2; B8; L18 STREET: 1434 High Mesa
 REQUEST: Re-do patio & entrance (faulty concrete); new overlay to match house
 COMMENTS: (FU: Santos)
- 15) OWNER: Kewley CONTRACTOR: Owner Permitted 5 Dec 13
 LEGAL: LS; U1; B3; L14A STREET: 116 Buena Vista
 REQUEST: Repl railroad tie stairs with concrete steps and metal railing.
 COMMENTS: As of 18 Mar 14: (FU: Porter)
- 16) OWNER: Jenkins CONTRACTOR: Jack Johnson permitted 21 Nov 13
 LEGAL: SB; U1; B1; L75, 76 STREET: 267 Lake Shore
 REQUEST: Remove/replace existing concrete block retaining wall with engineered poured concrete wall and stucco/paint to match house.
 COMMENTS: As of 18 Mar 14: Underway – pending color coat. (FU: Porter)
- 17) OWNER: Marquez CONTRACTOR: Owner Permitted 15 May 14
 LEGAL: LS; U1; B3; L42 STREET: 302 Lake Shore
 REQUEST: New 12 x 40 (VOR says 14 x 30) composite deck w/6x6 posts; VOR mentions repairing showers & repl flashing; repl front rock on entrance; new stamped concrete front sidewalk & parking landing
 COMMENTS: (FU:)
- 18) OWNER: Sprouse CONTRACTOR: Cyclone Bldrs Permitted 17 Oct 13
 LEGAL: LS; U1; B4; L10 STREET: 309 Lake Shore
 REQUEST: Add covered deck with same roofline & material – metal
 COMMENTS: As of 18 Mar 14: Not started. (FU: Porter)
- 19) OWNER: Sanford CONTRACTOR: Phillip Fanning Permitted 22 Apr 13
 LEGAL: LS; B3; L53A STREET: 326 Lake Shore
 REQUEST: New deck below existing deck; asphalt gravel drive
 COMMENTS: As of 18 Mar 14: drive is still gravel. (FU: Porter)

- 20) OWNER: Apodaca CONTRACTOR: Quinones Constr Permitted 17 Oct 13
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French
 REQUEST: NEW CONSTRUCTION – built per plans, however moving so house falls inside the 15’ side set-backs. Cert of Occ upon completion
 COMMENTS: As of 18 Mar 14: Underway. (FU: Abbott)
- 21) OWNER: Ragsdale CONTRACTOR: Rocky Mtn Constr Permitted 6 Apr 14
 LEGAL: DPW TH; U6; L45C STREET: 130 Crooked Stick
 REQUEST: Remove/repl deck to match existing (HOA approval rc’d)
 COMMENTS: (FU:)
- 22) OWNER: Jones CONTRACTOR: Alto Mesa Bldrs Permitted 20 Feb 14
 LEGAL: DPW; U1; L25 STREET: 148 Deer Park Dr
 REQUEST: Replace existing redwood deck w/new redwood deck
 COMMENTS: As of 18 Mar 14: Underway. (FU: Santos)
- 23) OWNER: Calderon CONTRACTOR: Ratliff Permitted 17 Apr 14
 LEGAL: DPW; U2; L46 STREET: 160 Deer Park Dr
 REQUEST: Stucco over wood
 COMMENTS:
- 24) OWNER: Myers CONTRACTOR: GDM Contracting Permitted 1 May 14
 LEGAL: DPW; U6; L178 STREET: 240 Deer Park Dr
 REQUEST: Add ground-level enclosure under existing back deck, tying into house with enclosure to match deck rail. 2x6 and 2x2 ballisters. Repl stairway from lower deck to ground level (less than 10’ high). 2x12 PT stair runners; 6x6 support posts; 2x6 and 2x2 handrail with 4” spaced ballisters per code. Stain to match existing “brown” and “green.”
 COMMENTS: (FU:)
- 25) OWNER: DeGroat CONTRACTOR: GDM Contracting Permitted 7 Nov 13
 LEGAL: DPW; U2; TR43A STREET: 103 Wild Turkey
 REQUEST: Remove/replace pad in front of garage door
 COMMENTS: As of 18 Mar 14: Not started. (FU: Abbott)
- 26) OWNER: Eisenrich CONTRACTOR: Second Generation Permitted 6 Mar 14
 LEGAL: DPW; U2; TR35A STREET: 203 Pheasant Ct
 REQUEST: Storage room addition; wood sides (T111); stucco skirt to extend to the ground; metal roof (Gerard; blue) to match existing; per Village, no VOR required as smaller than 200 sq ft.
 COMMENTS: As of 18 Mar 14: Not started. Pending Payment (FU:)
- 27) OWNER: Simpson CONTRACTOR: Owner Permitted 16 Jan 14
 LEGAL: DPW; U2; LT32B STREET: 204 Quail Run
 REQUEST: New construction after fire (894 new heated); Gerard steel shingles same as existing
 COMMENTS: As of 18 Mar 14: Underway (FU: Porter)
- 28) OWNER: Scarborough CONTRACTOR: Rocky Mountain Constr Permitted 20 Mar 14
 LEGAL: DPW; U4; L126 STREET: 103 Oso Loop
 REQUEST: Demo existing deck; replace with new covered deck (TmberTek); roofing to match existing house
 COMMENTS: (FU:)

- 38) OWNER: Flowers CONTRACTOR: Express Stucco Permitted 6 Mar 14
LEGAL: HM; U1; B4; L5 STREET: 108 Twin Tree
REQUEST: Wood home to stucco (color San Antonio)
COMMENTS: As of 18 Mar 14: Underway. (FU:)
- 39) OWNER: Pettis CONTRACTOR: owner Ext expires 21 Dec 13
LEGAL: HM; U1; B3; L20 STREET: 127 Mira Monte
REQUEST: Permit Extension to add attached storage; repair/replace rotten soffits, kitchen window
COMMENTS: As of 18 Mar 14: Underway (FU: Santos)
- 40) OWNER: Knorr CONTRACTOR: Eddie's Can-struction Permitted 20 Feb 14
LEGAL: HM; U2; B9; L17A STREET: 168 Mira Monte
REQUEST: Enclose one 3' door & remove 6' window; add 6' door; add roof over deck (not to exceed existing). Enclose 6'x20' deck for storage (add footing & block). Stucco patchwork; new walls and foundation to match existing (Torreon)
COMMENTS: As of 18 Mar 14: Not started. (FU:)
- 41) OWNER: Lutz CONTRACTOR: Mountain Gold Constr Permitted 20 Feb 14
LEGAL: HM; U2; B7; L53A STREET: 135 Alto Mesa
REQUEST: Add roof over back deck; Add rock wainscot 3' high on either side of garage door. NO cedar latias to outside of railing; NO gate.
COMMENTS: As of 18 Mar 14: Underway (FU: McMasters)
- 42) OWNER: Sherman CONTRACTOR: Cornelius Permitted 17 Oct 13
LEGAL: DPM; U8; L12A STREET: 107 Sunflower
REQUEST: In-ground water storage units & 2 stone pillars – COMPLETE. Asphalt the drive.
COMMENTS: As of 18 Mar: Underway. Pending asphalt of drive and removal of construction debris. (FU: Santos)
- 43) OWNER: Bryant CONTRACTOR: Chandler Builders Permitted 15 Aug 13
LEGAL: DPM; U11; L16 STREET: 119 Blazing Star Trail
REQUEST: Deck addition (composite; redwood rails; 500') to match existing
COMMENTS: As of 18 Mar 14: Not started. (FU: Santos)
- 44) OWNER: Aldridge CONTRACTOR: Fanning Permitted 1 May 14
LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail
REQUEST: Room addition
COMMENTS: (FU:) 430 sq ft.
- 45) OWNER: Waldrop CONTRACTOR: Cowan Permitted 6 Apr 14
LEGAL: DPM; U3; L4 STREET: 113 Cone Flower
REQUEST: Re-roof; re-stucco – both as existing; add covered deck over entry. Add courtyard space enclosed with 4' stucco wall
COMMENTS: (FU:)
- 46) OWNER: Lindsey CONTRACTOR: Owner Permitted 1 May 14
LEGAL: HM; U1; B5, L2A STREET: 103 Twin Tree
REQUEST: Faux stone veneer exterior fireplace & chimney enclosure. Paint exterior (dark Francesca window & door trim, wax sculpture siding)
COMMENTS: (FU:)