

Alto Lakes Special Zoning District

MINUTES – 19 June 2014

1. Call to order: 9:00am
2. Roll call: Fisher; Porter, McMasters; Meunier; Santos absent
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Fisher moved to approve, Meunier seconded
5. Approval of Meeting Minutes for 5 Jun 2014 Regular Meeting: Meunier moved to approve, Fisher seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing: None

B. Zoning Permits:

- 1) OWNER: Russell CONTRACTOR: Pine Tree Constr \$25
LEGAL: ALGCC; U5; B14; L30 STREET: 132 Torrey Pines
REQUEST: Re-roof (repl wood shake shingle with 30 yr composition)
MOTION: Meunier SECOND: Fisher
COMMENTS: (FU:)
- 2) OWNER: Jones CONTRACTOR: TA Gravel \$25
LEGAL: ALGCC; U3; B10; L7A STREET: 408 High Mesa
REQUEST: Refresh existing gravel; build up edges. Create circular drive for safety
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)
- 3) OWNER: Ford CONTRACTOR: Arrowhead \$25
LEGAL: ALGCC; U1; B4; L34 STREET: 516 High Mesa
REQUEST: Re-roof (built up asphalt fiberglass modified bitumen cap sheet roof – white. Unable to be seen)
MOTION: Fisher SECOND: Meunier
COMMENTS:
- 4) OWNER: Walters CONTRACTOR: Mike Lynch (Dry Creek Constr) \$50
LEGAL: ALGCC; U1; B1; L4 STREET: 1004 High Mesa
REQUEST: Uncovered concrete slab 40 x 13.5 with railing
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)
- 5) OWNER: Sanford CONTRACTOR: Paint Pros / Lowe's \$25
LEGAL: LS; U1; B3; L53A STREET: 326 Lake Shore
REQUEST: Replace windows; replace pickets & re-stain deck; re-paint house
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)
- 6) OWNER: Hickman CONTRACTOR: Pine Tree Constr \$25
LEGAL: SB; U2; B4; L13 STREET: 101 White Court
REQUEST: Re-roof
MOTION: Meunier SECOND: Fisher
COMMENTS:

- 7) OWNER: Stokes CONTRACTOR: Dan-D Construction \$50
LEGAL: ALGCC; U2; B7; L19 STREET: 117 French
REQUEST: Stucco exterior – over wood
MOTION: Meunier SECOND: Fisher
COMMENTS: (FU:)
- 8) OWNER: Allen CONTRACTOR: Owner \$50
LEGAL: ALGCC; U2; B6; L11 STREET: 102 Coggins Ct
REQUEST: 7' x 25' three-foot high stucco wall (Courtyard/dog run) on East side of house, painted same as house; stucco entire house
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)
- 9) OWNER: Markowitz CONTRACTOR: Owner \$150
LEGAL: AV TH, Site C; L4 STREET: 106 Pinetop Ct
REQUEST: Construct storage room on existing fenced patio, stained to match townhouse
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)
- 10) OWNER: Newman CONTRACTOR: MP Chavez; Seasons; Rusty Morrow \$50
LEGAL: DPW; U3; L94 STREET: 212 Deer Park Dr
REQUEST: Pave existing drive; landscape front yard (artificial grass; boulders; some plants); landscape back yard within existing fence (gravel, plants, boulders); landscape circle (white gravel); paint/stain house
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)
- 11) OWNER: Adams CONTRACTOR: R.C. Long Construction \$150
LEGAL: DPW; U4; L124 STREET: 226 Deer Park Dr
REQUEST: Extend roof to cover deck; no change in footprint. Repl all windows w/Bronle vinyl Low-E insulated glass; Repl privacy window on bathroom w/glass block; stucco over wood exterior
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)
- 12) OWNER: Townsend CONTRACTOR: Cornelius TABLED to 3 Jul
LEGAL: DPW TH; U4; L26A STREET: 150 Crooked Stick
REQUEST: Extend carport approx. 4' to end of concrete slab cover car
MOTION: SECOND:
COMMENTS: (FU:) Tabled pending VOR & HOA Approval
- 13) OWNER: McKinney CONTRACTOR: Pine Tree Constr \$25
LEGAL: DPW; U1; TR2A STREET: 102 Mink
REQUEST: Re-roof (60 ml TPO roofing system)
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)
- 14) OWNER: Hacker CONTRACTOR: Cyclone Constr (Pritchett) \$150
LEGAL: DPW; U2; LT17B STREET: 104 Quail Run
REQUEST: Enclose existing carport into garage. Add room over garage w/deck on sides and front. Roofing and deck to match existing house.
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)

15) OWNER: Weems CONTRACTOR: Owner TABLED to 3 Jul
LEGAL: DPM; U13; L10 STREET: 101 Paintbrush
REQUEST: Courtyard patio; courtyard enclosure
MOTION: SECOND:
COMMENTS: (FU:)

16) OWNER: Fisher CONTRACTOR: Owner \$50
LEGAL: DPM; U15; L5A STREET: 108 Paintbrush
REQUEST: Landscaping at new construction home
MOTION: Meunier SECOND: Fisher

17) OWNER: Arango CONTRACTOR: Tony Sheehay Constr no fee
LEGAL: HM; U3; B5; L32B STREET: 116 El Sendero Trail
REQUEST: Landscape to replace pavers over existing walk & entry (approx. 250 sq ft)
MOTION: Meunier SECOND: Fisher

C. Short-term Rental Permits: None

D. Re-plats: None presented

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 sent letter to 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) Report on status of beetle bark lecture/presentation preparations (set for 28 June). Porter cancelled speakers due to lack of response by ALPOA, Club, Lincoln roads, emergency preparedness, Little Bear coalition and Forest service. Try again for forum date in July or August.
- 2) Report on status of purchase of 50 bark beetle units (10 packets per unit - totaling \$4,000) for the Club to dispense from the Pro Shop. 50 units were ordered (10 packets per unit with a cost of \$7.00/packet). Fourteen units were received and sold by Porter at cost to residents, and 20 units were presented to club (now in Pro Shop Outlaw/Alto) for re-sale. Club wants to pay the \$1,400 dollar cost now; Zoning will present Club with an invoice. The remaining 16 units (160 packets) will be received by the end of June.

B. Public Comments:

VARIANCE DISCUSSION - Tabled to 3 Jul

- | | | | |
|-----------|--------------|-------------|------------------------|
| 1) OWNER: | Austin Keith | CONTRACTOR: | Jim Secor to represent |
| LEGAL: | | STREET: | 101 Wild Turkey |
| REQUEST: | | | |
| COMMENTS: | | | |

C. Commissioner Comments: None

9. Informal Discussions: None

10. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received: \$850.00
 - b. Additional fees received: Settlement fees from Duncan complaint
- 2) Bank account: as of 17 June 2014: \$30,410.52.
- 3) Invoice Approvals:
 - a. Fisher moved, Meunier seconded payment to Porter of 120.61 for stamps and printer ink for work on Forest Health
 - b. Fisher moved, Meunier seconded payment to Attorney Griffin of \$151.70 for final work on Duncan complaint.
 - c. Fisher moved, Meunier seconded payment to ALGCC of 105.68 for room rent in May – INCLUDING TAX!!

- d. Fisher moved, Meunier seconded payment to Forestry Distributing of \$2,380 for 34 units of bark beetle pheromone to be distributed by the Club and reimbursed to ALSZD.

11. Announcement of Upcoming Meetings:

Next Regular meeting: 3 July 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.

Submission deadline for permit applications is 3:00pm 26 June 2014.

12. Adjournment:

/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.

- 11) 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: As of 18 Jun 14: Not started. (FU:)
- 12) 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:)
- 13) 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)
- 14) OWNER: Kusenburger CONTRACTOR: Kevin Oney Permitted 5 Jun 14
 LEGAL: ALGCC; U3; B10; L10A STREET: 402 High Mesa
 REQUEST: Re-roof (Owens asphalt shingle roofing; mesquite color) & deck; paint "worn" walls
 COMMENTS: As of 17 Jun: Underway. (FU: Porter)
- 15) 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: As of 17 Jun: Underway. (FU:) VOR Permit # 20140443.
- 16) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
 REQUEST: New Construction
 COMMENTS: As of 17 Jun: Underway. (FU:) 2,700 sq ft. CoO upon completion.
- 17) OWNER: Gonzales-Yule CONTRACTOR: Cyclone Constr Permitted 5 Jun 14
 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
 COMMENTS: As of 17 Jun: Not started. (FU: Santos)
- 18) 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: COMPLETE. (FU: Santos)
- 19) 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: Can't see. (FU: Porter)

- 20) 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 17 Jun 14: Underway – pending color coat. (FU: Porter)
- 21) OWNER: Marquez CONTRACTOR: Owner Permitted 15 May 14
 LEGAL: LS; U1; B3; L42 STREET: 302 Lake Shore
 REQUEST: New 12 x 40 composite deck w/6x6 posts; VOR mentions repairing showers & repl flashing; repl front rock on entrance; new stamped concrete front sidewalk & parking landing
 COMMENTS: As of 17 Jun 14: Underway (FU:)
- 22) 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: Can't see – deemed COMPLETE.
- 23) 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 17 Jun 14: Can't see deck; drive is still gravel. (FU: Porter)
- 24) OWNER: Witt CONTRACTOR: Arquette Permitted 5 Jun 14
 LEGAL: DPW; U2; B6; L7 STREET: 110 Coggins
 REQUEST: new deck - 12-13' high
 COMMENTS: (FU: Porter)
- 25) 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 17 Jun 14: Underway. (FU: Abbott)
- 26) 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: COMPLETE VOR Permit # 20140293
- 27) 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: Can't see – deemed COMPLETE.
- 28) OWNER: Calderon CONTRACTOR: Ratliff Permitted 17 Apr 14
 LEGAL: DPW; U2; L46 STREET: 160 Deer Park Dr
 REQUEST: Stucco over wood
 COMMENTS: COMPLETE. VOR Permit # 20140250
- 29) OWNER: DiFonzo CONTRACTOR: Prewitt Permitted 5 Jun 14
 LEGAL: DPW; U2; L63 STREET: 177 Deer Park Dr
 REQUEST: Extend decking from 15x15 to 16x24
 COMMENTS: As of 18 Jun 14: Underway (FU: Porter)

- 30) 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: Can't see deck, even from Deer Valley Drive. (FU:)
- 31) 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: COMPLETE.
- 32) 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: COMPLETE. Pending Payment
- 33) 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 17 Jun 14: Underway (FU: Porter)
- 34) 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: Can't see – deemed COMPLETE.
- 35) OWNER: Liberti CONTRACTOR: GDM Contracting Permitted 17 Oct 13
 LEGAL: DPW; B6; L170A STREET: 105 Porcupine
 REQUEST: Remove/repl 4 existing patio doors (6 x 9) on south side of house; remove/repl deck boards on 10' high back lower deck and paint all three decks to match as existing (white). New rail cap and new pickets to be added as necessary and painted to match. Re-paint front doors to match trim.
 COMMENTS: COMPLETE
- 36) OWNER: Liberti CONTRACTOR: Express Stucco Permitted 17 Oct 13
 LEGAL: DPW; B6; L170A STREET: 105 Porcupine
 REQUEST: Repair siding (approx. 10 sq feet) prior to stucco work being done. Stucco exterior (complete change from wood to stucco)
 COMMENTS: COMPLETE
- 37) OWNER: Kisler CONTRACTOR: Owner Permitted 7 Nov 13
 LEGAL: DPV; U4; L19 STREET: 170 Deer Valley Dr
 REQUEST: Replace/Repair deck
 COMMENTS: Can't see – deemed COMPLETE.
- 38) OWNER: Sours CONTRACTOR: Fanning Permitted 5 Jun 14
 LEGAL: DPV; U1; L52 STREET: 149 Deer Valley Dr
 REQUEST: Add pavilion (684 sq ft) (connected at deck) and fireplace in courtyard.
 COMMENTS: As of 18 Jun 14: Not started. (FU: Santos)

- 39) OWNER: Gwyn CONTRACTOR: Owner Permitted 17 Oct 13
 LEGAL: DPV; U1; L28 STREET: 106 Valley Court
 REQUEST: Fence/courtyard enclosure (redwood planks set to no gap so it's solid wood; 2x4 treated posts; NTE 40' x 50' x 4' tall; to be painted as house. Posts 7' apart except at 2 gates, and set 3' deep. Support runners inside fence. 50% of courtyard interior shall be non-growing.
 COMMENTS: As of 18 Jun 14: Underway; needs painting. (FU: Porter)
- 40) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders Permitted 20 Feb 14
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback
 REQUEST: New construction; plans provided; stucco walls; metal roof; courtyard; lot combo
 COMMENTS: As of 18 Jun 14: Underway. (FU: McMasters)
- 41) OWNER: Ratliff CONTRACTOR: Ratliff Extension expires 7 Aug 14
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 18 Jun 14: Underway. Permitted date of 7 Feb 13 – extension expires 7 Aug 14. Cert of Occ (upon completion) (FU: Porter)
- 42) OWNER: Hawthorne CONTRACTOR: Eagle Creek Construction Permitted 5 Dec 13
 LEGAL: ALGCC; U1; B4; L6 STREET: 108 Mulligan
 REQUEST: Re-stucco; re-roof; power wash & re-stain wood posts & corbels – all work same as existing
 COMMENTS: COMPLETE
- 43) OWNER: Vescovo CONTRACTOR: Sunbelt General Contr Permitted 6 Mar 14
 LEGAL: ALGCC; U6; L20 STREET: 113 Mulligan
 REQUEST: Deck addition with roof extension; remove stairs from old deck; re-roof (Tamko asphalt shingle; Heritage shadow tone)
 COMMENTS: COMPLETE
- 44) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
 REQUEST: 25x25 garage addition
 COMMENTS: As of 17 Jun 14: Underway. (FU: Santos)
- 45) 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: COMPLETE
- 46) 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 17 Jun 14: Extension needs to be painted. (FU: Santos)
- 47) 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: Underway. (FU:)

