

Alto Lakes Special Zoning District

MINUTES – 18 December 2014

1. Call to order: 9:02am
2. Roll call: Kranz, Meunier, Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved, Kranz seconded approval
5. Approval of Meeting Minutes for 20 Nov 2014 Regular Meeting: Kranz moved, Meunier seconded approval
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing: None.

B. Zoning Permits:

- 1) OWNER: McWilliams CONTRACTOR: Aspenleaf \$50
LEGAL: SB, U3, B9, L3 STREET: 125 Sunset Dr
REQUEST: Install garage door on existing carport: build wall, replace windows and sliding glass doors
MOTION: Meunier SECOND: Kranz
COMMENTS: (FU:)

- 2) OWNER: Westmoreland CONTRACTOR: John Cornelius \$0
LEGAL: ALGCC; U4; B12; L36 STREET: 104 Mountain Oak
REQUEST: Re-roof (Mueller; 26-gauge; Cocoa Brown); Re-deck with trex (color as existing)
MOTION: Meunier SECOND: McMasters
COMMENTS: (FU:) VOR received; Kranz moved, Meunier seconded waiving fee as deemed deck maintenance.

- 3) OWNER: Adkins CONTRACTOR: Pending \$25
LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive
REQUEST: Asphalt driveway
MOTION: Kranz SECOND: Meunier
COMMENTS: (FU:) Pending \$25 Payment

- 4) OWNER: Hogue CONTRACTOR: Owner \$25
LEGAL: ALGCC; U7; B15; L54A-1 STREET: 167 Del Monte Dr
REQUEST: Cut alternate driveway (road), approx. 400', 14' to 16' wide, base coarse. One tree removed. Excavation to fill incline from existing park area. See attached for plat drawing.
MOTION: Meunier SECOND: Kranz
COMMENTS: (FU:)

- 5) OWNER: Stephens CONTRACTOR: L.D. "Slick" Graham Constr \$0
LEGAL: ALGCC; U3; B11; L7 STREET: 403 High Mesa
REQUEST: Repair deck, replace windows with glass blocks or frosted glass, replace front and rear doors, restain deck existing natural color, touch up exterior paint (same as existing).
MOTION: Kranz SECOND: Meunier
COMMENTS: No fee as deemed maintenance and fees for previous window replacements have been waived. (FU:) Pending: VOR

- 6) OWNER: Barlow CONTRACTOR: Arrowhead (Ken) \$25
 LEGAL: ALGCC; U5; B3, L11 STREET: 103 St Andrews Ct
 REQUEST: New roof same color as existing. (Still needs color, type of roof etc.)
 MOTION: Meunier SECOND: Kranz
 COMMENTS: (FU:) Pending VOR
- 7) OWNER: Boone CONTRACTOR: Barney Rue Sand & Gravel \$25
 LEGAL: HM; U1; B4; L22 STREET: 154 Twin Tree Lp
 REQUEST: Re-grade driveway, lay down 6" base coarse, asphalt
 MOTION: Meunier SECOND: Kranz
 COMMENTS: (FU:)
- 8) OWNER: Olson CONTRACTOR: Owner Pending \$25
 LEGAL: HM; U1; B3; L26 STREET: 115 Mira Monte
 REQUEST: Add additional 4 feet to ground-level back deck. NO infringement on the set back will occur
 MOTION: Kranz SECOND: Meunier
 COMMENTS: (FU:)
- 9) OWNER: Burns CONTRACTOR: Owner \$0
 LEGAL: HM; U2; B3; L28 STREET: 173 Mira Monte
 REQUEST: Paint house same as existing
 MOTION: Kranz SECOND: Meunier
 COMMENTS: No fee permit per Ordinance

C. Short-term Rental Permits: 3 from Hummingbird Cabins – all moved for approval by Kranz; seconded by Meunier.

D. Re-plats: Schuetze, Hogue (reviewed & approved on 2 Oct, signed on 18 Dec), Hughes & Bodin - Kranz moved to approve signature, seconded by Meunier.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

B. 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 drove around ALGCC and identified 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.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Santos researched Minutes for info re Coppler Law Firm ruling on Tier 1 or 2. Instead found on internet information regarding requirements concerning NM tax reporting guidelines that reflect ALSZD falls within Tier 2 guidelines:

http://www.saonm.org/about_nmosa

http://www.saonm.org/tiered_system_reporting

http://www.saonm.org/media/uploads/2014_Form_for_Determining_IPA_Services_Tiered_System.pdf

http://www.saonm.org/media/uploads/Local_Public_Body_Certification_Form_Tiers_1_and_2_FY14.pdf

Meunier to submit to State of NM, Tom Dixon, Certification that ALSZD falls into Tier 2 category.

- 2) Discussion held regarding notice that Owner Scott Dickerson is considering building Town homes on property he recently purchased along Crooked Stick (Legal DPW, U8, L2?). Mr. Dickerson indicated to ACC Administrator Eric Simonson that the property may no longer be Zoned R-2 (as of the 90s), however he may be interested in re-zoning back from R-1 to R-2. Commission discussed water, septic, ACC issues along with possible re-Zoning process, how to research, and possible/probable legal intervention.

B. Public Comments: None.

C. Commissioner Comments:

- 1) Santos to report in January on conversion of the ALSZD website to an internet-based program be made. Initial inquiries tend to Word Press. Current website host is GoDaddy, which interfaces well with Word Press. Santos is continuing to investigate costs associated – to include the cost of hiring someone to migrate current files – with future website work to be done by Commissioners as appropriate.
- 2) Attorney Griffin & Porter devised a process regarding forest health. Outline of process and a proposed draft second letter to be forthcoming, along with an invoice.

A. Informal Discussions: None.

B. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received: \$125.00
 - b. Additional fees received: None.
 - c. Bank account: As of 17 Dec: \$34,274.61
- 2) Invoice Approvals: None.

C. Announcement of Upcoming Meetings:

There will be **NO ALSZD meeting on Thursday, 1 January 2015**. The first January meeting is scheduled for 15 January 2015, with submission deadline for permit applications at 3:00pm 8 January 2015.

Next Regular meeting: 15 January 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 8 January 2015.

D. Adjournment: Kranz moved Meunier seconded adjournment at 11:04am.

/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: O'Gwin CONTRACTOR: Christian Constr Permitted 6 Nov 14
LEGAL: LS; U1; B3; L7 STREET: 196 Crown Ridge
REQUEST: Move 4-5 existing railroad ties back to enlarge driveway from left to approx. 10' up the driveway for ease of entry/exit to property.
COMMENTS: COMPLETE.
- 2) OWNER: Massey CONTRACTOR: Dan-D Constr Permitted 6 Nov 14
LEGAL: ALGCC; U4; B13; L21 STREET: 115 Pinehurst
REQUEST: Re-stucco; paint trim, re-paint, handrails, snow stop
COMMENTS: As of 15 Dec: Underway. (FU:)
- 3) OWNER: Shiflett CONTRACTOR: Rocky Mtn Constr Permitted 15 May 14
LEGAL: ALGCC; U4; B14; L18 STREET: 136 Pinehurst
REQUEST: NEW CONSTRUCTION. CO upon completion.
COMMENTS: As of 15 Dec: Underway. (FU:)
- 4) 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 15 Dec: Underway. (FU:)
- 5) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) Permitted 1 May 14
LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
REQUEST: NEW CONSTRUCTION. CO upon completion.
COMMENTS: COMPLETE.
- 6) OWNER: Coats CONTRACTOR: Ray Barela Permitted 20 Nov 14
LEGAL: HM; U2; B6; L41A STREET: 1435 High Mesa
REQUEST: Permitted 21 Aug 14: Repair & replace 16 x 24 deck floor only. Same footprint and color as existing (natural redwood color).
Permitted 20 Nov 14: expand deck footprint, however will remain within setbacks.
COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 7) OWNER: Clark CONTRACTOR: Christian Constr (Marc Anthony) Permitted 3 Jul 14
LEGAL: LS; U1; L3 & 4 STREET: 110 Buena Vista
REQUEST: Remove & repl deck boards and rails, ballisters; paint as existing; Re-stain/seal house same as existing; 2 Oct: amended to add replacement windows
COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 8) OWNER: Smith CONTRACTOR: Maldonado Constr Permitted 6 Nov 14
LEGAL: LS; U1; B2; L13 STREET: 117 Buena Vista Dr
REQUEST: Add connecting deck with ramp with landing & small sitting area, connecting walkway; stained exterior of home same as existing
COMMENTS: As of 15 Dec 14: Underway. (FU:)

- 9) OWNER: Welch CONTRACTOR: ZiaSuns Green Constr Permitted 2 Oct 14
 LEGAL: SB; U3, B8, L7A STREET: 203 Lake Shore
 REQUEST: Addition of garage, living area, balcony – to match existing
 COMMENTS: As of 1 Dec 14: Underway. (FU:)
- 10) OWNER: West CONTRACTOR: Mark West Permitted 7 Aug 14
 LEGAL: ALGCC; U2; B6; L19 STREET: 106 French
 REQUEST: Repair deck; Replace bad boards; Install new deck carpet; Fill cracks and paint the front wall
 COMMENTS: COMPLETE.
- 11) OWNER: Apodaca CONTRACTOR: Quinones Constr Extension exp 7 Apr 15
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French
 REQUEST: 6 month Permit Extension for NEW CONSTRUCTION (7 Oct 13 to 7 Apr 15). CO upon completion.
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 12) OWNER: Parks CONTRACTOR: VICI Builders LLC Permitted 21 Aug 14
 LEGAL: DPW THS; L36A STREET: 138 Crooked Stick
 REQUEST: Repair cracked boards & repaint entire townhome & decks to match existing & adjacent townhomes
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 13) OWNER: Johnson CONTRACTOR: Raul Villegas Permitted 6 Nov 14
 LEGAL: AV DPW T-house; U2; L7 STREET: 188 Crooked Stick
 REQUEST: Repl rotted floor joists posts, deck boards, rim boards w/redwood (same as existing); power wash decks; stain to match existing; raise gutters to work properly
 COMMENTS: COMPLETE.
- 10) OWNER: Williams CONTRACTOR: Chandler Builders Approved 4 Dec 2014
 LEGAL: DPW; U1; L1A STREET: 102 Ferret Ct
 REQUEST: Remove/Replace upper & lower deck with conventional framing stucco exterior, concrete deck; metal rails. Colors to match house, with black hand rails.
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 14) OWNER: Mainord CONTRACTOR: Rocky Mtn Constr Permitted 4 Sep 14
 LEGAL: DPW; U1; L26 STREET: 149 Deer Park
 REQUEST: Room addition (924 sq ft), roofed to match existing
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 15) OWNER: McGraw CONTRACTOR: Cyclone Constr Permitted 6 Nov 14
 LEGAL: DPW; U11; L61 STREET: 175 Deer Park
 REQUEST: Repl existing deck boards & rails w/Trex & metal rails; Re-roof
 COMMENTS: COMPLETE.
- 16) OWNER: Hansen CONTRACTOR: Ratliff Permitted 7 Aug 14
 LEGAL: DPW; U3; L78 STREET: 196 Deer Park Dr
 REQUEST: Repair/replace decks as needed and re-paint stucco; colors per attachment; remove non-conforming dog run; 23 replacement windows, one new window, west-side deck to be cement slab. Entry revision (see letter detail) permitted on 21 Aug 14
 COMMENTS: As of 15 Dec 14: Underway. (FU:)

- 11) OWNER: Poe CONTRACTOR: Prewitt Constr Approved 4 Dec 2014
 LEGAL: DPW; U1; L37 STREET: 208 Fawn Dr
 REQUEST: Replace siding with new siding, color to match existing.
 COMMENTS: COMPLETE.
- 17) OWNER: Keith CONTRACTOR: ZiaScapes Permitted 21 Aug 14
 LEGAL: DPW; U2; L68 STREET: 101 Wild Turkey
 REQUEST: Courtyard wall on a corner property
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 18) OWNER: Jowitt CONTRACTOR: Aztec Stucco Permitted 20 Nov 14
 LEGAL: DPV; U1; L18 STREET: 132 Deer Valley Dr
 REQUEST: New roof over deck; asphalt existing gravel drive; bumpouts around windows
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 19) 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: COMPLETE.
- 20) OWNER: Reed CONTRACTOR: Owner Permitted 18 Aug 14
 LEGAL: DPV, U1, L40 STREET: 156 Deer Valley Dr
 REQUEST: NEW CONSTRUCTION (2116 sq ft; slab; comp roof; Hardi lap siding); CO upon completion
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 21) OWNER: Gwyn CONTRACTOR: Owner Permitted 7 Aug 14
 LEGAL: DPV; U1; L28 STREET: 106 Valley Court
 REQUEST: 15 x 34 back deck; rough cut lumber over specs. 7.7 x 10.1 front deck; rough-cut lumber over spec. Both decks to be stained (Australian oil) same as existing front deck.
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 22) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders Permitted 20 Feb 14
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback
 REQUEST: NEW CONSTRUCTION. CO upon completion
 COMMENTS: As of 15 Dec 14: Underway. (FU: Santos)
- 23) OWNER: Neill CONTRACTOR: OWNER Permitted 2 Oct 14
 LEGAL: HM; U1; B1; L10 & 10A STREET: 118 Eagle Ridge Rd
 REQUEST: Garage addition: stucco (beige with brown trim; brown door; shingles); attached to house by hallway; front to match existing. Convert existing garage to play room.
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 24) OWNER: Henderson CONTRACTOR: Luis. R. Guillen Constr Permitted 6 Nov 14
 LEGAL: HM; U1; B2; L27 STREET: 139 Eagle Ridge
 REQUEST: Cover siding with stucco (saddle color)
 COMMENTS: COMPLETE
- 25) OWNER: Brooke CONTRACTOR: B&B Redi-Mix Permitted 4 Sep 14
 LEGAL: HM; U1; B3; L27 STREET: 113 Mira Monte
 REQUEST: Construction of attached shed-roof carport, running 26' along the length of east wall of house; 14' wide. Roof to be shingled to match house, siding & trim to match house.
 COMMENTS: As of 15 Dec 14: Underway. (FU:)