

Alto Lakes Special Zoning District

MINUTES – 20 August 2015

1. Call to order: 9:02am
2. Roll call: Krantz, McDonald, McMasters, Meunier, Santos all present
3. Pledge of Allegiance
4. Approval of Meeting Agenda: McMasters moved to approve, Meunier seconded
5. Approval of Meeting Minutes for 6 August Regular Meetings: Krantz moved to approve, McMasters seconded
6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing:

- 1) OWNER: Rose Helmke CONTRACTOR: N/A \$300
LEGAL: HM; U1; B2; L9 STREET: 118 Mira Monte Rd
REQUEST: Existing home was built setback to setback on all sides. Owner proposes decreasing the rear 30' setback to 15'.
MOTION: Krantz SECOND: Meunier
COMMENTS: Public Hearing opened at 9:45. Owner presented proof of both publication and notification of neighbors within 200' of property. Reasons for requesting Variance (reducing rear setback by 50% to 15') would allow enjoyment of their property with construction of a deck. Open discussion followed, and those attending were asked if they had any comments or wished to be heard. Public hearing was closed at 9:55. Commissioners discussed, including Santos' concern about proximity of neighbors on Eagle Ridge. As no negative comments were received either from those present or via mail, motion was made to approve reducing rear setback by 15' to 15' for deck construction. Voice vote was all present in favor of granting the Variance. Owner will submit permit request for deck construction at a future date.

B. Zoning Permits:

- 1) OWNER: Mills CONTRACTOR: Younger TABLED
LEGAL: ALGCC; U3; B10; L34 STREET: 133 Crown Ridge
REQUEST: Re-roof metal with Mueller metal 26-gauge R-panel (mansard brown)
MOTION: SECOND:
COMMENTS: (FU:)
- 2) OWNER: Marquez / Ramage CONTRACTOR: Re-Com Constr (#90126) \$25
LEGAL: DPW AV TH; U4; L31 STREET: 144 Crooked Stick
REQUEST: Re-roof (repair, finish) 200 sq ft of plywood & roof; torchdown tan
MOTION: McMasters SECOND: Meunier
COMMENTS: (FU:) Pending: VOR
- 3) OWNER: Mainord CONTRACTOR: Rocky Mtn (David Griffin) \$25
LEGAL: DPW; U1; L26 STREET: 149 Deer Park Dr
REQUEST: 3' high courtyard wall, finish to match existing courtyard walls.
MOTION: McMasters SECOND: Meunier
COMMENTS: (FU:)

- 4) OWNER: Murphy CONTRACTOR: Classic Pioneer Constr \$50
 LEGAL: DPW, U3, L93 STREET: 209 Deer Park Dr
 REQUEST: Roof expansion; replace with metal roof. Replace existing front & rear decks with Trex.
 Add courtyard wall in front attached to front deck
 MOTION: Krantz SECOND: Meunier
 COMMENTS: (FU:) Pending: VOR
- 5) OWNER: Miller CONTRACTOR: Herrera Installations \$50
 LEGAL: DPW; U1; B54; L9C STREET: 207 Raccoon Ct
 REQUEST: Concrete driveway - approx 2200 sq ft - w/2 trench drains. Pad will have 12 ga wire
 remesh. Light dirtwork to fill in & remove any humps in drive
 MOTION: Meunier SECOND: Krantz
 COMMENTS: (FU:)
- 6) OWNER: Baize CONTRACTOR: Jack Johnson Excavating \$25
 LEGAL: HM; U2; B7; L59 STREET: 177 Eagle Ridge Road
 REQUEST: Extend existing culver to divert water away from front of house
 MOTION: Meunier SECOND: Krantz
 COMMENTS: (FU:)

C. Short-term Rental Permits: None.

D. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

- 1) Ref complaint received concerning Possible non-compliant construction of new construction home at 177 Saddleback – On 19 August Santos and McDonald measured from edges of footing trenches to setback/property lines that have been marked by the contractor/surveyor. ACC also measured – and it appears the footing trenches are within the setback guidelines. NOTE: Santos & McDonald also spoke with the Village of Ruidoso P&Z clerk and were told the Village Inspector had made a written comment that the footprint/blueprints submitted to the Village did not match the footing trenches, so work was stopped pending resolution. Email from Barreras contractor indicated the plans submitted to Zoning were current and correct.
- 2) Owner Ramsey – 173 Deer Park (DPW, U2, L59). Neighbor is encroaching on her lot, removing trees planted as a boundary and building a path from front to back yard. Commissioners suggested she contact an attorney.
- 3) Floyd – 182 Midiron – appears to be adding stairs and deck supports without Zoning, ACC, VOR permits
- 4) Mule Deer & Antler – appears stucco work being done without ACC permit. Candelaria notified.

B. Past Actions:

- 1) Forest Health –
 - a. Forest Health Committee Report re status – no report
 - b. Simonson/Santos Report re database – no additional complaints were entered in the past 2 weeks
 - c. McDonald Report re BoD meeting/their support – no report

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

B. Public Comments:

- 1) Jim & Carol Brophy – came to meeting expressing concerns about drainage from 201 Lake Shore. On 25 July their business (Tree House Café) was flooded by the waters routed from across the street. Brophys were advised that the Variance and new construction permits were to be heard on 3 September as 177 Saddleback owner, Welch, had not submitted required paperwork by the deadline to be heard at this meeting. The Brophys were encouraged to attend the 3 September meeting if possible, and to submit a letter outlining their concerns.
- 2) Thompson – requested information/Zoning advice concerning reducing his front setback on El Camino due to the steepness of his lot. Santos to send template emails of the Variance process.
- 3) Gary Stillwell & Fred Westmoreland asked for Zoning (and ACC) guidance. They are neighbors on Mountain Oak (Stillwell: Unit 4, Block 12, Lot 34A, Westmoreland: Unit 4, Block 12, Lot 36).
 - a. Stillwell would like to lease the unbuildable portion of his lot to Westmoreland so Westmoreland can build a garage onto his home. They prefer to use a “lease” option to avoid sub-dividing the property, and would consider applying for a Variance to void the setback lines between the leased property and the Stillwell property. Santos expressed strong concerns about this being, in effect, a sub-division of property, about allowing a garage to be built on leased property.
 - b. Stillwell would also like to “swap” his golf membership with Westmoreland’s social membership – this was referred to the ACC.

C. Commissioner Comments:

9. Informal Discussions:

10. Treasurer’s Report.

A. Permit Fees:

- 1) Total of permit fees received: Received \$450 (\$25 to be returned to Re-Com)
- 2) Additional fees received: Two checks received (\$150, \$25) via mail for past permits totaling

B. Bank account: As of 2 August: \$36,518.18

C. Invoice Approvals: None.

11. Announcement of Upcoming Meetings:

Next Regular meeting: 3 September 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 27 August 2015.

12. Adjournment: McMasters moved to adjourn at 12:21; seconded by Krantz

/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: Threadgill CONTRACTOR: Finecraft Bldrs Permitted 7 May 15
LEGAL: SB; U3; B10; L13 STREET: 138 Brentwood Dr
REQUEST: 16' x 46' 12" block-filled retaining wall to create a parking area at street level. Wall will be stucco, with 2' redwood railing. Parking area will be gravel. Four 6'-wide redwood steps from parking to deck to access home. (Letter from Engineering Company included)
COMMENTS: As of 4 Aug 15: Work appeared to have stopped. (FU:)
As of 20 Aug 15: Zoning was advised that Owner terminated Ascent and hired Finecraft Bldrs. Village of Ruidoso was notified.

- 2) OWNER: Schmitz CONTRACTOR: Ascent Builders Permitted 16 Jul 15
LEGAL: SB; U1; B1; L53 STREET: 131 Pine Cone
REQUEST: Remove & replace old decking & rails; add 6' x 29' deck to existing deck; 2x10 treated joist w/redwood deck. 42" high redwood rails.
COMMENTS: COMPLETE. Pending VOR

- 3) OWNER: Bodin CONTRACTOR: Rocky Mtn Constr Permitted 5 Mar 15
LEGAL: SB, U1, B1, L81 STREET: 151 Crown Ridge
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 19 Aug 15: Underway. (FU: Meunier)

- 4) OWNER: Wood CONTRACTOR: Fred Cowan Permitted 2 Jul 15
LEGAL: ALGCC; U4; B13; L5 STREET: 126 Broadmoor
REQUEST: Remove approx. 580 sq ft of existing lattice under back deck; repl w/hardiplank siding to match house. Paint to match existing.
COMMENTS: As of 19 Aug 15: Underway. (FU:)

- 5) OWNER: Harvey CONTRACTOR: Noel Bowley Constr Permitted 16 Jul 15
LEGAL: ALGCC; U4; B4; L21 STREET: 150 Broadmoor
REQUEST: Add 7 x 22 closet to existing deck
COMMENTS: As of 19 Aug 15: Underway. (FU:) Pending VOR

- 6) OWNER: Kirby CONTRACTOR: Slick Graham Constr Permitted 7 May 15
LEGAL: SB, U2, B7, L16 STREET: 123 Tanglewood Ln
REQUEST: Remove existing and build larger covered deck (all natural redwood) – 10-14' off ground. Repair siding. Re-roof (metal, deep river blue)
COMMENTS: As of 19 Aug 15: Underway. (FU:)

- 7) OWNER: Foote CONTRACTOR: Alto Mesa Constr Permitted 16 Apr 15
LEGAL: ALGCC; U4; B13; L13 STREET: 129 Pinehurst
REQUEST: NEW CONSTRUCTION (stucco exterior; asphalt roof; 3300 sq ft heated with 5944 under roof)
COMMENTS: As of 19 Aug 15: Underway. (FU:) Pending VOR

- 8) OWNER: Adkins CONTRACTOR: Permitted 18 Dec 14
LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive
REQUEST: Asphalt driveway
COMMENTS: As of 19 May 15: Possibly underway. (FU: Meunier)

- 9) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15
LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 19 Aug 15: Underway. (FU:)
- 10) OWNER: Vuicich CONTRACTOR: Owner Permitted 4 Jun 15
LEGAL: ALGCC; U1; B2; L5 STREET: 908 High Mesa Rd
REQUEST: Remove existing deck; replace with concrete block courtyard wall with one opening (4' gate. Wall to total 100' long, no higher than 5', conform to Ordinance requirements, and stuccoed to match home. 90% of area to be flooring pavers (Setbacks are Front: 30; Back: 15; Side: 5')
- COMMENTS: As of 19 Aug 15: Underway. (FU:) Pending VOR
- 11) OWNER: Turner CONTRACTOR: Spruce It Up Permitted 7 May 15
LEGAL: HM; U1; B3; L6 STREET: 1384 High Mesa
REQUEST: Light landscaping (turf in rear of home; relocate existing flagstone; add ¾" desert tan rock. North elevation will dig watershed trench, directing water westward away from home. Some tree trimming, dead tree removal)
COMMENTS: COMPLETE. Pending \$25 Payment
- 12) OWNER: Pool CONTRACTOR: Mark Warren Constr Permitted 16 Jul 15
LEGAL: HM; U1; B4; L37 STREET: 1391 High Mesa Rd
REQUEST: Shed-style deck roof over rear exterior deck; approx. 92" out from house, 28' wide; asphalt shingles to match roof; 3 electrical boxes for lighting fixtures and switches to be located inside.
COMMENTS: As of 19 Aug 15: Underway. (FU:)
- 13) OWNER: Wilkes CONTRACTOR: Owner Permitted 16 Jul 15
LEGAL: HM; U2; B6; L25A STREET: 1411 High Mesa
REQUEST: Install French Drain
COMMENTS: As of 19 Aug 15: Can't see. (FU:)
- 14) OWNER: Gray CONTRACTOR: Gabe Gilmore Permitted 7 May 15
LEGAL: HM; U4; L22 STREET: 1442 High Mesa Rd
REQUEST: Add 16 x 16 room (pergola?) (256 sq ft); roof & stucco same as existing.
COMMENTS: As of 19 Aug 15: Underway. (FU:)
- 15) OWNER: Greer CONTRACTOR: Prewitt Permitted 6 Aug 15
LEGAL: ALGCC; U1; B3; L18 STREET: 114 White Court
REQUEST: Re-build west deck, expanding from 25 x 8 to 25 x 10; redwood. Cover deck expansion with metal roof to match existing on home. Re-surface existing decks with new redwood with no change in footprint.
COMMENTS: Deck as drawn on plat does not intrude into setback. (FU:) Pending: VOR
- 16) OWNER: Welch CONTRACTOR: TBD Permitted 2 Oct 14
LEGAL: SB; U3, B8, L7A STREET: 201 Lakeshore Dr
REQUEST: Addition of garage, living area, balcony – to match existing
COMMENTS: PERMIT REVOKED. Variance & new construction application to be heard 20 Aug 15.
- 17) OWNER: Murguia CONTRACTOR: Express Stucco Permitted 6 Aug 15
LEGAL: ALGCC; U1; B2; L7 STREET: 361 Lake Shore Dr
REQUEST: Repl existing shingle roof with metal roofing (cocoa brown); R&R patio roof; R&R front & patio decks; install 6" pop-up moldings around windows & doors; asphalt driveway
COMMENTS: (FU:)

- 18) OWNER: Sanford CONTRACTOR: Herrera Installation Permitted 2 Jul 15
 LEGAL: LS; U1; B3; L53A STREET: 326 Lakeshore
 REQUEST: Minimal dirt work to level out area, base coarse already existing. New drive & parking area installation, with 3000 psi concrete; heavy broom finish.
 COMMENTS: As of 4 Aug: Underway. (FU:)
- 19) OWNER: Gore CONTRACTOR: Damian Hernandez Permitted 5 Mar 15
 LEGAL: ALGCC; U2; B9; L4 STREET: 142 Midiron
 REQUEST: Replace wood siding damaged by woodpeckers with Hardie Plank siding (same color as existing)
 COMMENTS: As of 1 Jul 15: Not started. (FU:)
- 20) OWNER: Humes CONTRACTOR: Maldonado Constr Permitted 18 Jun 15
 LEGAL: ALGCC; U5; B15; L20 STREET: 186 Midiron
 REQUEST: Repl rotten areas; rebuild guard rails; paint same as existing; repair sheetrock inside garage
 COMMENTS: As of 19 Aug 15: Underway. (FU:)
- 21) OWNER: Veytia CONTRACTOR: Rocky Mtn Const Exp 15 Nov 15
 LEGAL: ALGCC, U5, B14, L27 STREET: 217 Midiron
 REQUEST: Deck repair extension (originally permitted on 15 May '14; expiration now 15 Nov 15)
 COMMENTS: COMPLETE.
- 22) OWNER: Mundy CONTRACTOR: Arquette Constr Permitted 4 Jun 15
 LEGAL: AV TH; Site C; L3 STREET: 104 Pinetop
 REQUEST: Repl cement patio with slightly raised wood decking for more comfortable egress.
 COMMENTS: As of 15 Jul 15: Cannot see. (FU:)
- 23) OWNER: Munson CONTRACTOR: Elias Rue Unl Constr Inc Permitted 16 Jul 15
 LEGAL: DPW; U6; L177 STREET: 242 Deer Park Dr
 REQUEST: Pave existing gravel drive – only from road to garage along side of house.
 COMMENTS: COMPLETE.
- 24) OWNER: Amparan CONTRACTOR: Younger Permitted 16 Jul 15
 LEGAL: DPW; U2; B54; L42A STREET: 102 Wild Turkey
 REQUEST: Re-roof (remove asphalt shingle; install timberline laminated asphalt shingle)
 COMMENTS: Pending VOR
- 25) OWNER: Hacker CONTRACTOR: Cyclone Constr Extended to 19 Dec 15
 LEGAL: DPW; U2; L17B STREET: 104 Quail Run Rd
 REQUEST: Extend permit granted 6/19/14 to Enclose existing carport into garage. Add room over garage w/deck on sides and front. Roofing and deck to match existing house.
 COMMENTS: As of 19 Aug 15: Underway. (FU:)
- 26) OWNER: Faulkner CONTRACTOR: Spruce It Up Permitted 16 Jul 15
 LEGAL: DPW; U3, L81 STREET: 201 Flicker Ct
 REQUEST: Landscaping?
 COMMENTS: COMPLETE. Pending \$25 fee.

- 27) OWNER: Gwyn CONTRACTOR: Owner Expiration 7 Feb 16
 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. Roofing coco brown by Mueller. Permit extension granted 16 Jul 15 (originally permitted 7 Aug 14)
 COMMENTS: As of 19 Aug 15: Underway. (FU: McDonald)
- 28) OWNER: Reed CONTRACTOR: Owner Permitted 18 Sep 14
 LEGAL: DPV, U1, L40 STREET: 156 Deer Valley Dr
 REQUEST: NEW CONSTRUCTION (2116 sq ft; slab; comp roof; Hardi lap siding);
 COMMENTS: COMPLETE. Pending CO
- 29) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 19 Aug 15: Underway, work stopped by Village pending resolution of blueprints. CO upon completion (FU:)
- 30) OWNER: Mace CONTRACTOR: Owner Permitted 19 Mar 15
 LEGAL: ALGCC; U2; B6; L31 STREET: 106 Bent Tree
 REQUEST: Add additional 20 x 16 redwood deck; same color as existing
 COMMENTS: As of 4 Aug 15: Underway (construction trucks in front); can't see. (FU: Santos)
- 31) OWNER: McIntosh-Trigg CONTRACTOR: McIntosh & Dutton Permitted 6 Aug 15
 LEGAL: ALGCC, U2, B6, L35 STREET: 103 Incredible Ln
 REQUEST: Change of roofing – wood frame cricket on “W” style roof; Re-build deck
 COMMENTS: (FU: Santos)
- 32) OWNER: Maldonado CONTRACTOR: All About Spas Permitted 18 Jun 15
 LEGAL: DPM; U10; L2A STREET: 103 Purple Sage
 REQUEST: Solara Adjustable patio cover over existing patio pergola; repl door framing (office & garage exterior doors); repaint front door as existing.
 COMMENTS: As of 15 Jul 15: Not started. (FU:)
- 33) OWNER: Fisher CONTRACTOR: Seasons Nursery Expires 19 Dec 15
 LEGAL: DPM; U13; L5A STREET: 108 Paintbrush
 REQUEST: Extend landscaping permit granted 19 Jun 14 (to 19 Dec 15)
 COMMENTS: As of 19 Aug 15: Underway. (FU:)
- 34) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!) Permitted 5 Mar 15
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 19 Aug 15: Underway. (FU: Santos)
- 35) OWNER: Ragland CONTRACTOR: Glen Remington Permitted 16 Jul 15
 LEGAL: HM; U1; B1; L18 STREET: 134 Eagle Ridge
 REQUEST: Cover existing deck (20x20); roof and stucco to match existing
 COMMENTS: As of 19 Aug 15: Not started. (FU:)

- 36) OWNER: Baize CONTRACTOR: Barney Rue Permitted 16 Jul 15
LEGAL: HM; U2; B7; L59 STREET: 177 Eagle Ridge Rd
REQUEST: Re-gravel existing area; cut 3 cedars to extend off road parking. Install canvas triangular sails to cover back porch; landscape upper parking area (20' x 10') with rocks and native plants & trees. Repaint house same as existing by Paint Pros (no fee, no permit required).
COMMENTS: COMPLETE. Pending \$25 Payment.
- 37) OWNER: Olson CONTRACTOR: Owner Permitted 18 Dec 14
LEGAL: HM; U1; B3; L26 STREET: 115 Mira Monte
REQUEST: Add additional 4 feet to ground-level back deck. No set back infringement will occur.
COMMENTS: As of 19 Aug 15: Underway. (FU: Santos)
- 38) OWNER: Meeks CONTRACTOR: Rudy Lopez Permitted 2 Jul 15
LEGAL: HM; U2; B8; L37 STREET: 153 Mira Monte Rd
REQUEST: Courtyard wall
COMMENTS: As of 19 Aug 15: Underway. (FU:)
- 39) OWNER: Miller CONTRACTOR: Owner Permitted 16 Jul 15
LEGAL: HM; U4; L9A STREET: 185 Mira Monte
REQUEST: 25' x 25' concrete inside of courtyard
COMMENTS: As of 19 Aug 15: Cannot see. (FU:)

