

Alto Lakes Special Zoning District

Final Minutes of Regular Meeting November 2, 2006

- 1) Call to order by Chairman Adamy at 8:32 am.
- 2) Roll call - Present were Commissioners Doyle, Higgins, Adamy, and Baskin. Absent – Duncan.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda - Move to approve, with permission to float, by Higgins, seconded by Doyle, approved unanimously.
- 5) Approval of Prior Meeting Minutes October 19, 2006. Move to approve by Doyle, seconded by Higgins, approved unanimously.
- 6) Zoning Agenda Part 1
 - a. Permits
 - i. Ford/LD Graham: DPW, Unit 2, Lot 150 - 212 Del Monte Drive. Roof replacement. Move to approve by Higgins, seconded by Doyle, approved unanimously.
 - ii. Sherrod/Don Gunn: SB, Unit 3, Block 8, Lot 6, 205 Lakeshore Drive. Redwood walk to connect two decks. Move to approve, glass work only with deck work to be re-submitted as a variance, by Higgins, seconded by Doyle, approved unanimously.
 - iii. Lewis: Alto Village, Site C Townhomes, Lot 1, Block 7 - 201 Unit C1 Midiron Drive. Redwood deck construction. Move to approve by Doyle, seconded by Higgins, approved unanimously.
 - iv. Shiplet/Casa Verde Nursery: ALGCC, Unit 5, Block 15, Lot 39 - 608 Midiron Drive. Landscaping. Rescheduled until next regular meeting on November 16, 2006.
 - v. Patterson/Ziascapes: DPW, Unit 1, Lot 11B, 204 Mink Ct. Landscaping. Move to approve by Baskin, seconded by Doyle, approved unanimously.
 - vi. McCloud/B. Salas: DPV, Unit 8, Lot 180 -105 Saddleback Road. New home construction. Move to approve by Baskin, seconded by Doyle, approved unanimously.
 - vii. Rossi/Dyer Constr: DPM, Unit 11, Lot 27 – 210 Waterspirit Trail. New home construction. Move to approve by Doyle, seconded by Baskin, approved unanimously.
 - viii. Kimble/B. Wheat: LS, Unit 1, Block 3, Lot 32 – 402 Lakeshore Drive. New home construction. Move to approve as amended by Doyle, seconded by Higgins, approved unanimously.
 - b. Variance and Conditional Use Hearings
 - i. Walraven/Crow Bar Construction (9:50 am): HM, Unit 2, Block 9, Lot 12 – 219 Miramonte Rd. Request to build deck encroaching into setbacks. Move to deny by Doyle, seconded by Baskin, approved unanimously.
- 7) Administrator's report and critique
- 8) Zoning Agenda Part 2
 - a. Informal discussions
 - i. Terry Smith: ALGCC, Unit 3, Block 12, Lots 3 & 4 – 139 High Mesa Dr. Discussion regarding setbacks for proposed addition.
- 9) Discussion and possible action on pending and outstanding enforcement actions
 - i. 112 Pinehurst Rd. – owner will submit application.
 - ii. 507 High Mesa Dr. – no response, send second notice.
 - iii. Alto Village Site A Townhomes – tabled pending action by ALGCC Board.
 - iv. 118 Mulligan Dr. – paperwork to be completed and filed.
 - v. 105 Crown Ridge – owner to submit application.
 - b. Complaints
 - i. None
- 10) Commissioner Comments - None
- 11) Public Comment - None
- 12) Treasurer's Report
 - a. Approval of invoices – move to approve invoices submitted by Treasurer by Higgins, seconded by Baskin, approved unanimously.
- 13) New Business
 - a. Discussion on ordinance clarifications

- i. Driveways in setbacks and easements. Tabled pending receipt of information from the ACC on their position.
- ii. Fees for roofs over decks. Tabled until the regular meeting on December 7, 2006.

b. Regular Meeting of December 21, 2006 – motion to cancel by Higgins, seconded by Doyle, approved unanimously.

14) Old Business

- a. Discussion and possible action on Commission priorities, projects and objectives for 2007 (continued). Continued to regular meeting on December 7, 2006.

15) Announcement of Next Meeting (November 16, 2006 Regular)

16) Adjournment at 12:30 pm. Move to adjourn by Higgins, seconded by Doyle, approved unanimously.

/S/ Ron Duncan
Secretary