

Alto Lakes Special Zoning District

Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission held a Regular meeting on Thursday, June 21, 2007 at 8:30am in the Stag Room at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM.

Final Minutes

- 1) Call to order. Meeting was called to order by Chairman Adamy at 8:30 am.
- 2) Roll call. Present – Commissioners Doyle, Adamy, Baskin, Duncan. Absent – Commissioner Higgins.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda. Motion to approve agenda, with permission to float, by Doyle, seconded by Baskin, approved unanimously.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of June 7, 2007. Motion to approve by Doyle, seconded by Baskin. Approved unanimously.
- 6) Zoning Agenda Part 1
 - a. Permits
 - i. Lehman: HM, Unit 4, Lot 21, 103 Alto Mesa Drive. Construction of garage and concrete driveway. Motion to approve by Doyle, seconded by Baskin. Approved unanimously.
 - ii. Morris/Montes: ALGCC, Unit 2, Block 6, Lot 22, 105 Mulligan Drive. Construction of garage and breezeway. Motion to approve by Doyle, seconded by Baskin. Approved unanimously.
 - iii. Supan/Younger Const.: DPW, Unit 1, Lot 17, 136 Deer Park. Repair/replace roof. Motion to approve by Doyle, seconded by Baskin. Approved unanimously.
 - iv. Aldridge: DPM, Unit 2, Lot 14, 147 Water Spirit. Repair/replace roof. Motion to approve by Baskin, seconded by Doyle. Approved unanimously.
 - v. Scagg/Castello: HM, Unit 1, Block 4, Lot 29, 104 Lavender Court. Repair/replace stucco. Motion to approve by Doyle, seconded by Baskin. Approved unanimously.
 - vi. Ratliff: DPV, Unit 6, Lot 164, 234 Antler. New home construction. Discussion of access to private road led to postponement of permit pending owner/contractor gaining legal approval to access private road.
 - vii. ALGCC/LCSWA: DPM, Unit 1, Lots 1 & 2, 200 High Mesa Road. Concrete pads for new trash and recycling containers. Relocation and raise height of fencing. Permit amended to raise height of fence a maximum of ten feet. Motion to approve amended permit by Doyle, seconded by Baskin. Approved unanimously.
 - b. Variance and Conditional Use Hearings
 - i. None Scheduled
- 7) Administrator's report and critique. Agreement with Advantage Support Services has expired and should be extended. Agreement document will be reviewed and acted on at next meeting.
- 8) Zoning Agenda Part 2
 - a. Informal discussions
 - i. Kelly/Montes: Alto Village, Site C, Lot 7, 200 Midiron Drive. Discussion regarding addition of 200 sq. ft. for a bedroom and bathroom that would encroach into setbacks. Review of ordinance pertaining to Site C setbacks. Agreement among Commissioners that variance would not be needed for this plan. Owner will submit permit application at future meeting.
 - ii. Powers/Miele: HM, Unit 2, Block 8, Lot 25, 179 Miramonte. Discussion regarding proposed garage which would encroach into setbacks. Owner will pursue Variance. Commissioners gave positive comments on the nature of the encroachment and the minimal impact on the lot's setback..
 - b. Discussion and possible action on pending and outstanding enforcement actions

- i. 102 Ft Stanton Road. Owner responded to Commission notice and agreed to meet with Code Enforcement Officer at property site or attend future District meeting. Commissioner Baskin with contact owner and ALPOA (to see if they can send a representative to a site meeting).
 - ii. 112 Pinehurst. Letter mailed to owner notifying him of recording of violation and penalty with the Lincoln County Clerk.
 - c. Complaints
 - i. 103 Blazing Star – landscaping without a permit. Submitted by Code Enforcement Officer Higgins. Review of site and phone conversation with owner indicated that no landscape activity was being done or contemplated. Pile of gravel and rock were left over from prior work on house by previous owner. No further action required by the District.
- 9) Commissioner Comments. Commissioner Doyle recommended that Advantage Support Services work with the ALG&CC staff in an effort to bring permit forms from the ACC and the ALSZD into closer agreement. Hopefully a combined packet for both organizations can be achieved.

Recent permit activity highlights the need to refine some of the ordinance definitions covering double frontage lots, condominium setbacks, and courtyard gates. These items will be added to the ordinance revision discussion at the July 5, 2007 Regular meeting.

10) Public Comment

11) Treasurer's Report

- a. Approval of invoices. No invoices submitted.

12) New Business

- a. Public Records Act Document – Discussion and possible adoption. Secretary Duncan submitted a document consistent with the State Public Records Act to the Commissioners for consideration. Motion to approve and accept this document for use by the ALSZD by Doyle, seconded by Baskin. Approved unanimously.

13) Old Business

- a. Forest Health Ordinance – Discussion of need for legal review of proposed changes. Commissioner Adamy will phone counsel for guidance.

14) Announcement of Next Meeting (July 5, 2007)

15) Adjournment. Motion to adjourn by Baskin, seconded by Doyle, approved unanimously. Meeting was adjourned at 11:15 am.

/S/ Ron Duncan
Secretary