

# Alto Lakes Special Zoning District

## Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission held a Regular meeting on Thursday, September 6, 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 at 8:30 am by Chairman Adamy.
- 2) Roll call. Present – Commissioners Doyle, Higgins, Adamy, Baskin, Duncan. Absent – none.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda. Motion to approve, with permission to float, by Higgins, seconded by Doyle, approved unanimously.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of August 16, 2007. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
- 6) Zoning Agenda Part 1
  - a. Permits
    - i. DeGroat: DPW, Unit 2, Lot T43A, 110 Wild Turkey. Repair/replace roof damage and stucco house. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
    - ii. Davis: HM, Unit 1, Block 2, Lot 18A, 136 Mira Monte. Repair/replace stucco on house. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
    - iii. Jones: SB, Unit 1, Lot 1, 137 Crown Ridge Rd. Repair/repair roof damage. Motion to approve by Doyle, seconded by Baskin, approved unanimously.
    - iv. Chappel/Archer: ALGCC, Unit 5, Block 15, Lot 137, 119 Del Monte. Repair/replace stucco on house. Motion to approve by Baskin, seconded by Higgins, approved unanimously.
    - v. Moroney: SB, Unit 1, Block 1, Lot 64A, 241 Lakeshore Dr. Repair/replace deck and rails, replace door and windows. Motion to approve by Baskin, seconded by Doyle, approved unanimously.
    - vi. Lytle: ALGCC, DPW Town homes, Unit 6, Lot 33A, 140 Crooked Stick. Landscaping and replacement retaining wall and stairs. Amended to add a planter box area. Motion to approve by Doyle, seconded by Baskin, approved unanimously.
    - vii. O'Brien: SB, Unit 1, Block 1, Lot 3, 141 Crown Ridge Rd. Landscaping. Motion to approve by Doyle, seconded by Baskin, approved unanimously.
    - viii. Marcum/Forrester: HM, Unit 3, Block 5, Lot 13, 231 El Camino. Landscaping. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
    - ix. Stahl/Ziascapes: ALGCC, Unit 2, Block 5, Lot 4, 100 Incredible Lane. Landscaping. Motion to approve by Baskin, seconded by Higgins, approved unanimously.
    - x. Starnes & Lindsey/Ziascapes: DPM, Unit 12, Lot 8, 125 Water Spirits Tr. Landscaping. Motion to approve by Higgins, seconded by Baskin, approved unanimously.
    - xi. Upchurch: HM, Unit 4, Lot 12, 106 Alto Mesa Rd. Landscaping. Motion to approve by Doyle, seconded by Baskin, approved unanimously.
    - xii. Albritton/Pedroni: DPW, Unit 1, Lot 7, 100 Mink Lane. Landscaping. Motion to approve by Doyle, seconded by Baskin, approved unanimously.
    - xiii. Bartoo/Simpson: LE, Unit 1, Block 3, Lot 46, 310 Lakeshore Dr. Addition of 688 sq. ft. courtyard. (Previously heard at informal discussion). Motion to approve, with condition that material is the same type and color of the house, by Doyle, seconded by Higgins, approved unanimously.
    - xiv. Barnett: DPW, Unit 1, Lot 7, 181 Del Monte Dr. 264 sq. ft. deck extension. Amended to 396 sq. ft. Motion to approve by Doyle, seconded by Baskin, approved unanimously.

- xv. Farah: DPM, Unit 13, Lot 1, 100 Paint Brush Ct. 1600 sq. ft. courtyard. Postponed to future meeting.
  - xvi. Kelly/Montes: AV, Site C, Lot 7, 103 Pinetop. Addition of 203 sq. ft. bedroom and bathroom. (Previously heard at informal discussion). New survey required and new plat. Postponed.
  - xvii. Rude/Montes: HM, Unit 2, Block 6, Lot 27A-1, 1413 High Mesa Dr. Addition of 672 sq. ft. garage attached to house. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
  - xviii. Ratliff/Goupil: DPW, Unit 3, Lot 76, 904 Deer Park Dr. New home construction. Motion to approve by Doyle, seconded by Baskin, approved unanimously.
  - b. Variance and Conditional Use Hearings
    - i. None Scheduled
  - c. Variance Review
    - i. Discussion and possible action on variance granted August 2, 2007: Dabbs/Alston HM Unit 1, Block 3, Lot 28, 108 Mira Monte.
      - a. Commission finds that the original variance was granted on the basis of materially incorrect facts.
      - b. Motion to suspend permit for construction pending re-hearing of variance requests. Moved by Higgins, seconded by Doyle. Roll call vote: Aye – Doyle, Higgins, Adamy, Duncan; Nay – none; Abstain – Baskin.
      - c. A new variance hearing, with all required notice made, will be held at the next regular meeting date on October 4, 2007
- 7) Administrator's report and critique
- 8) Zoning Agenda Part 2 (10:45 am)
- a. Informal discussions
    - i. Dabbs/Alston (10:45 am) HM Unit 1, Block 3, Lot 28, 108 Mira Monte Discussion of variance to move proposed house to West. Commission was divided on this proposal.
    - ii. Brooke (11:00 am): HM, Unit 1, Block 3, Lot 27, 113 Mira Monte. Discussion of variance of 9 ft. 8 in. to build carport on side of house. Commission felt a garage at the rear of house and within setbacks was a better alternative. Mr. Brooke will explore this possibility.
  - b. Discussion and possible action on pending and outstanding enforcement actions
    - i. None Scheduled
  - c. Complaints – Inquiry letters have been sent to the following:
    - i. 102 Ft. Stanton. Removal of dead trees and debris. Lot clean-up pending.
    - ii. 116 Ft. Stanton. Removal of dead trees and debris. Lot has been cleaned.
    - iii. 118 Ft. Stanton. Removal of dead trees and debris. No response from owner.
    - iv. 128 Ft. Stanton. Removal of dead trees and debris. No response from owner.
    - v. 424 Lakeshore. Removal of dead trees and debris. Lot has been cleaned.
    - vi. 413 Lakeshore. Removal of dead trees and debris. Lot clean-up pending.
    - vii. 420 Lakeshore. Removal of dead trees and debris. Letter from lot owner received.
    - viii. 416 Lakeshore. Removal of dead trees and debris. No response from owner.
    - ix. 369 Lakeshore. Removal of dead trees and debris. Owner claims lot cleaned. Will inspect.
    - x. 102 High View. Removal of dead trees and debris. No response from owner.
- 9) Commissioner Comments
- 10) Public Comment
- 11) Treasurer's Report
- a. Approval of invoices. Submitted for approval: \$929.88 from Advantage Support Services for August 2007 expenses, \$200.00 from the Alto Lakes Golf & Country Club for August

2007 room rent, and \$26.95 for printing expense. Motion to approve by Higgins, seconded by Baskin, approved unanimously.

12) New Business

- a. None Scheduled

13) Old Business

- a. Adoption of Ordinance Amendments. Motion to hold public hearing.
- b. Move to adopt new Ordinance as written and approve the motion: Baskin, "I move to adopt Ordinance 2008-01 amending the ALSZD Comprehensive Zoning and Land Use Ordinance, subject to review and minor changes in the language by counsel." Seconded by Higgins, approved unanimously. Move to order publication of notice for two consecutive weeks and to make copies of the ordinance available to the public. Higgins, "I move to hold a public hearing on Ordinance 2008-01 amending the ALSZD Comprehensive Zoning and Land Use Ordinance on September 6, 2007 at 8:30 am at the Alto Lakes Golf & Country Club. The Hearing Notice shall include the title and a general summary of the changes to the ALSZD Comprehensive Zoning and Land Use Ordinance and shall be published weekly in the Ruidoso News beginning not less than 14 days prior to the hearing. The Ordinance shall be available on the District's website or may be ordered from the District for a fee of \$10.00." Seconded by Baskin, approved unanimously.

14) Announcement of Next Meeting ( September 20, 2007)

- 15) Adjournment. Motion to adjourn by Baskin, seconded by Doyle, approved unanimously, Meeting was adjourned at 1:40 pm.

/S/ Ron Duncan  
Secretary