

# Alto Lakes Special Zoning District

## Meeting Notice for Upcoming Regular Meeting

The Alto Lakes Special Zoning District Commission meets at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM. Actual meeting room to be posted before the meeting. Agenda to be posted on nmalszd.com no later than seventy-two hours prior to meeting.

### MINUTES MARCH 21, 2024

1. Call to order: **JIM @ 9:03**
2. Roll call:  
James Abbott Present X Absent \_\_\_\_  
Pam Wilson Present X Absent \_\_\_\_  
Robert McWilliams Present X Absent \_\_\_\_  
Chris Goff Present X Absent \_\_\_\_  
Keith Spaniel Present \_\_\_\_ Absent X
3. Pledge of Allegiance: **LED BY JIM**
4. Approval of Meeting Agenda: Motion: **ROBERT** Second: **PAM**
5. Approval of Minutes from 03/07/24: Motion: **CHRIS** Second **PAM**

#### PERMIT REQUESTS:

- 1) **OWNER: MIKE & LESLIE HEATHINGTON**  
**CONTRACTOR:**  
**PROPERTY: 146 Deer Valley Dr**  
**REQUEST: VARIANCE**  
Motion: **CHRIS** Second: **ROBERT**  
**Comments: Variance denied, Chris and Robert, yes; Jim and Pam, no; Required majority, failed. Fee \$300 Variance Request; Leslie Heathington protested Pam Wilson having a vote with regards to the variance request as she had received a notice and is a neighbor. Note: Original cedar picket courtyard was non-conforming and was not permitted by ordinance. Property was red tagged when new post was installed without a permit. Owners were previously advised once non-conforming courtyard was removed it must conform and be permitted. A variance was requested citing rocky/steep terrain and a previous cedar picket courtyard. These were not deemed to be unique circumstances. Mike & Leslie Heathington requested a permit for wrought iron inserts with wood clad posts for new courtyard; Approved, Permit issued, Fee \$50**
- 2) **OWNER: MARCUS & EUGENIA PHILLIPS**  
**CONTRACTOR: R&G CONSTRUCTION**  
**PROPERTY: 103 PORCUPINE SUBD: DPW; UNIT 6; LOT 168A**  
**REQUEST: DEMO AND REPLACE EXISTING DECK**  
Motion: **PAM** Second: **CHRIS**  
**Comments: Permit issued for demo and deck; Fee \$100**
- 3) **OWNER:**  
**CONTRACTOR:**  
**PROPERTY:**

**REQUEST:** Motion:            Second:  
**Comments:**

4) **OWNER:**  
**CONTRACTOR:**  
**PROPERTY:**  
**REQUEST:**  
Motion:                      Second:  
**Comments:**

C. **Short-term Rental Permits** VTRIPS – 1 STR PERMIT; NYDIA & ROLAND CORREA 1 STR PERMIT ISSUED STR PERMITS FOR EACH OF THE ABOVE

D. Re-plats:

7. OLD BUSINESS

A. **Issues/Concerns/Complaints:** 237 DEER PARK REDTAG FOR STR WITHOUT A PERMIT – RECEIVED \$100 FINE AND THIS IS RESOLVED

B.

C. Past Actions:

Permit Follow-Up:

8. NEW BUSINESS

A. New topics: PAM AND JIM ATTENDING AN EDUCATIONAL MEETING WITH 2 BOARD MEMBERS FROM ACC ON TUESDAY, 3/26/24. WE NEED TO COME TO AN AGREEMENT ON GUIDELINES AND PROCESS WITH ACC REGARDING OTC PERMITS. WE NEED COMMUNICATION PLATFORM WITH ALL THE MEMBERS

B. Public Comments:

C. Commissioner Comments: WE NEED TO HAVE 5 ACTIVE COMMISSIONERS, KEITH HAS BEEN INACTIVE, WAITING ON RESIGNATION LETTER/EMAIL FROM HIM

9. Informal Discussions:

- 1) General comments **PRIOR CONVERSATIONS HAVE TAKEN PLACE REGARDING THE VARIANCE FOR 111 BULL ELK, BIG TREE ON PROPERTY.**
- 2) **ACC – Any comments, concerns.**
- 3) Update on unpermitted short-term rentals. **GRANICUS IS NOT REPORTING ACCURATE INFORMATION, WE WILL NEED TO USE INFORMATION CINDI IS ABLE TO GATHER**

10. Treasurer's Report.

A. Permit Fees:

- 1) Total of permit fees receive: **\$2550.00**
- 2) Additional fees received : **\$0**

B. Bank account: **\$24,762.07**

C. Invoice Approvals -

11. Announcement of Upcoming Meetings: Next Regular meeting: **April 04, 2024 at 9:00**; Stag Room of ALG&CC; 1 Mulligan Dr, Alto, NM. Submission deadline for permit applications is **3:00 pm March 28, 2024**

12. Adjournment:

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.