

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, DECEMBER 02, 2021

1. Call to order: **ROI 9:05 AM**
2. Roll call:
Roi Ratliff Present X Absent ___
Pam Wilson Present X Absent ___
Nicki Foreman Present X Absent ___
3. Pledge of Allegiance: **LED BY ROI**
4. Approval of Meeting Agenda: Motion: **PAM** Second: **NICKI** _____
5. Approval of Minutes from 11/18/21: Motion: **PAM** Second **NICKI**

PERMIT REQUESTS:

- 1) **OWNER MARK WALDROP**
CONTRACTOR: DIG H CONSTRUCTION
PROPERTY: 1357 HIGH MESA SUBD: DPM; UNIT 5; LOT 3
REQUEST: extend 18' portion of rear deck and enclose below for storage with stair access. Add parking area 21x16
Motion: _____ Second: _____
Comments: NO SHOW
- 2) **OWNER: LAWRENCE & LAURA FIERRO**
CONTRACTOR: FIERRO ENTERPRISES, LLC
PROPERTY: 153 EAGLE RIDGE SUBD: HIGH MESA; UNIT 1; BLK 2; LT 20
REQUEST: new construction
Motion: **ROI** Second: **PAM**
Comments: Permit issued; Fee \$472.50
- 3) **OWNER: JAME FORSTER**
CONTRACTOR: DON HOFFMAN
PROPERTY: 116 ALTO MESA
REQUEST: Roof over existing deck Motion: **PAM** Second: **ROI**
Comments: Permit issued; Fee \$204.60
- 4) **OWNER: MR. SMITH**
CONTRACTOR:
PROPERTY: 214 LAKESHORE
REQUEST: Asking questions regarding a variance, has a carport slab on property. He will need an updated survey and supporting paperwork in order for the zoning commission to determine if a variance would be supported in this case.
Motion: _____ Second: _____
Comments:

5) **OWNER: SCOTT SCHAFFER** **CONTRACTOR:**
PROPERTY: 151 BUENA VISTA
REQUEST: Asking variance and enclosure questions. He will need to submit Joint Permit Application and/or Variance Permit Application along with supporting paperwork in order for the Zoning Commission to determine if a Joint Permit and/or Variance would be supported in this case.

Motion: Second:
Comments:

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

C. **Short-term Rental Permits** 1 short term rental application – Short term Rental permit issued to Hummingbird on behalf of home owner; 6 people maximum occupancy. \$300

D. Re-plats:

7. OLD BUSINESS

- A. **Issues/Concerns/Complaints:**
- B.
- C. Past Actions:

Permit Follow-Up:

8. NEW BUSINESS –STR fee change resolution vote on. **Motion: Pam Second: Roi** Vote in Delfina Ortiz as new Commissioner. **Motion: Nicki Second: Pam** Vote in Robert McWilliams as new Commissioner: **Motion Roi Second Pam**

- A. New topics:
- B. Public Comments: Bill LeMaster’s appeared with questions regarding STR permits. Questioning fee increase, felt the increase should have been more transparent and Zoning should have solicited area property managements for input. Suggested Zoning solicit lodger’s tax to supplement costs. He feels older neighborhoods will go down hill due to increased permit fee, as well as push folks off radar and increase violations. He feels STR permit increase should be for individuals and not property management companies. Bill felt as \$1000.00 would be a fair amount for 2 year STR permit. Rhonda Burns was present as well, she brought up the parking issues, concerns about construction workers parking should be limited as STR parking is, she felt as if permit increase should be across the board and not just for STR permits. She suggested we increase violation fees and not STR permit fee.
- C. Commissioner Comments: **SURVEY GUIDELINES NEED TO BE DETERMINED; DEFINE COURTYARD/ENCLOSURES WITH GUIDANCE FROM LIAM GRIFFIN**

9. Informal Discussions:

- 1) General comments or concerns of commissioners
- 2) Update on unpermitted short-term rentals.

10. Treasurer’s Report.

- A. Permit Fees:
 - 1) Total of permit fees receive: **\$977.10**
 - 2) Additional fees received : \$

- B. Bank account:
- C. Invoice Approvals

11. Announcement of Upcoming Meetings: **Next Regular meeting: December 16, 2021 at 9:00; Stag Room of ALG&CC; 1 Mulligan Dr, Alto, NM. Submission deadline for permit applications is 3:00 pm December 10, 2021.**

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.