

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 FEBRUARY 16, 2023

1. Call to order: **PAM WILSON 9:00AM**
2. Roll call:
 - Keith Spaniel Present X Absent ___ **VIA PHONE**
 - Delphina Ortiz Present ___ Absent X
 - Pam Wilson Present X Absent ___
 - Nicki Foreman Present X Absent ___ **VIA PHONE**
 - Robert McWilliams Present X Absent ___
3. Pledge of Allegiance: **LED BY PAM**
4. Approval of Meeting Agenda: Motion: **ROBERT** Second: **KEITH** _____
5. Approval of Minutes from **02/02/23**: Motion: **ROBERT** Second: **NICKI**

PERMIT REQUESTS:

- 1) **OWNER: MIKE SCHMITZ**
CONTRACTOR: ASCENT BUILDERS
PROPERTY: 226 FORT STANTON RD SUBD: SIERRA BLANCA; UNIT 2; BLK 7; LOT 14
REQUEST: Add/Extend existing deck, 6'x32' uncovered deck
Motion: _____ Second: _____
Comments: CARRY OVER FROM 1/19/23 NO SHOW
- 2) **OWNER: PHILLIP LAWSON**
CONTRACTOR: ADAM CHAVEZ
PROPERTY: 124 MIRA MONTE SUBD: HM; UNIT 1; BLK 2; LOT 12
REQUEST: Courtyard
Motion: _____ Second: _____
Comments: Carry over, waiting on survey and revised plans NO SHOW
- 3) **OWNER: T. REX BEATTY**
CONTRACTOR: ALTO MESA BUILDERS
PROPERTY: 121 LARKSPUR SUBD: DPM; UNIT 6; BLK 6; LOT 16
REQUEST: Addition to existing home for workshop and storage.
Motion: **ROBERT** Second: **PAM**
Comments: Permit issued; Fee \$228.00, not signed, Bill @ VOR verified via phone
- 4) **OWNER: JAMES PAUL & PATRICIA ANN MARTIN**
CONTRACTOR: SELF – HIGH COUNTRY ASSOC
PROPERTY: 100 MULLIGAN SUBD: ALG&CC; UNIT 1; BLK 4; LOT 2
REQUEST: Addition to exterior, closet to master bedroom
Motion: **Robert** Second: **Pam**
Comments: Permit issued; Fee \$179.00

C. **Short-term Rental Permits** Delbert & Karen Joiner STR application **APPROVED**; Carol Lewis STR application **CARRY OVER DUE TO WEATHER**; Chad Holladay STR application **APPROVED**; Twiletta Main STR application **APPROVED**; Pinnacle STR application **APPROVED**

D. Re-plats:

7. OLD BUSINESS

A. **Issues/Concerns/Complaints**: Tom Bloemendaal, lights in ACC parking lot – Tom has ordered new lights to correct; lights will point down and will be on a timer, may be corrected within 1 week depending on parts. Tom Bloemendaal and John Stern had questions regarding STR, ALSZD Commissioners offered possible resolution of a Cap on STR, number of STR issued permits within unified covenants area 88 (could be + or - 10), John inquired about request of all STR, ALSZD waiting on direction from legal counsel.

B.

C. Past Actions:

Permit Follow-Up:

8. NEW BUSINESS

A. New topics: Mary Waldrop presented packet Prefab Homes, can they utilize this approach; ALSZD to research, Mary will attend April 6th meeting to discuss results. STR contact change fee for processing will be discussed at next meeting.

B. Public Comments: **JIM EDGE ON BEHALF OF ALTO VILLAGE TOWNHOUSE ASSOCIATION – CARRYOVER**

C. Commissioner Comments:

9. Informal Discussions:

1) General comments: Vote on Proposal of 24/7 hotline for STR through Granicus Motion Pam Second: Robert; Purchase new ALSZD phone Motion Pam Second Robert; Submit Invoice Tom Bloemendaal presented for Red Tag Violation of damage of 5th wheel parked at ALG&CC , to Liam Griffin.

2) Update on unpermitted short-term rentals. PAM

10. Treasurer's Report.

A. Permit Fees:

1) Total of permit fees receive: **\$3107.00**

2) Additional fees received : **\$0**

B. Bank account: **\$13,973.21**

C. Invoice Approvals

11. Announcement of Upcoming Meetings: **Next Regular meeting: March 2, 2023 at 9:00**; Stag Room of ALG&CC; 1 Mulligan Dr, Alto, NM. **Submission deadline for permit applications is 3:00 pm February 24, 2023**

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.