PLANNING & ZONING COMMISSION
CITY OF TRUTH OR CONSEQUENCES, NEW MEXICO
REGULAR MEETING

Tuesday, February 3, 2009

The Planning & Zoning Commission of the City of Truth or Consequences, New Mexico, met in Regular Session in full conformity with the law and ordinances of said Commission, at the Commission Chambers of said City on Tuesday, the 3rd day of February, A.D., 2009.

TIME & PLACE: The meeting was called to order by Bill Howell, Chairman. Hazel F. Peterson acted as Secretary.

PRESIDING OFFICER: Upon calling the roll the following members were reported present:

Bill Howell, Chairman
Viola Bonner, Vice Chairman
Lee Foerstner, Member
Joey Perry, Member
Raymond Ruffini, Member

Absent:

Also Present:

Chris Nobes, Building Inspector
Hazel F. Peterson, Deputy City Clerk

ATTENDANCE: There being a quorum present the Commission proceeded with the business at hand.

QUORUM: Bill Howell, Chairman called for approval of the Agenda.

APPROVAL OF AGENDA: "Viola Bonner moved approval of the Agenda."

Seconded by Joey Perry
Motion carried unanimously.

APPROVAL OF MINUTES: Bill Howell, Chairman called for review and approval of minutes of the Regular meeting held Tuesday, January 6, 2009.

"Joey Perry moved to approve the minutes of the Regular meeting held Tuesday, January 6, 2009 as submitted."

Seconded by Lee Foerstner
Motion carried unanimously.

COMMENTS FROM THE PUBLIC: Ron Fenn approached the podium and expressed his opinion on the workshop that was to be held following this regular meeting.

Arial Dougherty approached the podium and spoke on the possibility of green building codes.

Sophia Peron approached the podium and read a letter from the New Mexico Attorney General's Office.
Chris Nobes, Building Inspector stated this was in response to a question from Commissioner Perry about how many home occupations the city has, and if this was not correct would she rephrase her question.

Commissioner Perry stated she was interested in the whole issue of home occupations, how may permits there are, have we had any complaints about them, is it working the way it needs to work, because she was curious if this Commission needed to revise the zoning code to deal with any of the issues or violations surrounding those permits.

She stated she believes also that staff is required to do an annual review so she didn’t know if that was working, if this Commission needed to change that to semi-annual or maybe every two or three years instead of annual. She stated she’s really looking at does the code need to be revised in any way based on how things are operating right now.

Mr. Nobes stated he appreciates the clarification and he did some research of the year 1999 because it was the oldest year in the cities current archives. He stated there were 608 city business license issued for the year 1999 of which 101 were for locations outside the C-1 zoning district, which to him represents a home occupation.

He stated this research is now done by going through paper applications, but the city has just engaged a part-time data entry clerk and his office has a tracking system and they are trying to implement it and use the clerk to enter building permits, zoning issues which will include things such as home occupation. He stated the goal is to eventually type in any single address, anywhere in the city and everything will be on different layers, zoning, setbacks, violations, permits, variances, and any such information.

Mr. Nobes stated that of the 101 applications that were outside the C-1 zoning district there were six actions by Planning & Zoning Commission to approve home occupations.

Further discussion ensued.

Joey Perry stated she would like more research on this to find out how many we have in each category, such as Level I, Level II and Level III. She stated she is also curious as to the possibility of home occupations concentrated in certain geographic areas, which could be an indication that maybe that area needed to be rezoned to commercial instead of residential. She stated those are the kinds of things she was looking for.

Further discussion ensued with no action taken.

Bill Howell, Chairman announced to the audience that the workshop that was scheduled immediately following the meeting was cancelled due to an illness.

Greg Neal, CEO of the Hot Springs Land Development/Motorplex approached the podium and stated the workshop was to be a discussion of the Motorplex specifically the off-road program. He stated they have had several illness in their group so they are not prepared to give specifics on that program which is why they thought it would be more prudent to reschedule, that they would like to reschedule the workshop.
ADJOURNMENT: There being no further business to come before the Commission, Bill Howell, Chairman called the meeting adjourned.

APPROVAL: PASSED AND APPROVED this 3 day of March, 2009, on motion duly made by Joey Perry, and seconded by Lee Forrest, and carried.

Bill Howell, Chairman