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

Action Minutes
Tuesday, May 1, 2012

TIME & PLACE: 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 1st day of May, 2012.

PRESIDING OFFICER: The meeting was called to order by Bill Howell, Chairman. Angela A. Torres acted as Secretary.

ATTENDANCE: Upon calling the roll the following members were reported present:

Bill Howell, Chairman
Joey Perry, Vice Chairman
James Jacobs, Member
January Roberts, Member

Absent: Lee Foerstner, Member

Also Present:
Juan Fuentes, City Manager
Bill Slettom, Community Development Director
Charlie Friberg, Building Inspector
Angela A. Torres, Deputy City Clerk

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

APPROVAL OF AGENDA: Bill Howell, Chairman called for approval of the Agenda.

"January Roberts moved approval of the Agenda as submitted."

Seconded by January Roberts
Motion carried unanimously.

APPROVAL OF MINUTES: Joey Perry moved to approve the minutes of the Regular meeting held Tuesday, April 3, 2012."

Seconded by January Roberts.

Joey Perry stated she would like to have discussion regarding the April 3, 2012 minutes.
Ms. Perry had questions regarding page 2, paragraph 12, where it states:

"Juan Fuentes, City Manager, stated the City Commission gave staff authorization to proceed in preparing the necessary documentation for submittal; however that has not yet been submitted to FAA. It will be forth coming as soon as a lease is finalized and approved by City Commission."

Ms. Perry would like to know what was submitted to the FAA.

Juan Fuentes, City Manager, stated he was referring to shortening of the runway, 11-29 revisions to the ALP.

Joey Perry stated she would like the minutes to be amended and reflect that clarification.

Joey Perry also had concerns regarding the "Comments from the Public" section on the minutes, noting she would like the topic of the comment to reflect on the minutes.

January Roberts agreed with Ms. Perry's request.

Joey Perry revised her motion to table the minutes until the discussed corrections have been made.

Seconded by January Roberts
Motion carried unanimously.

Mr. John Roberts made a Power Point Presentation regarding the Use and Density for future master plan for Rio Vista Land Development.

January Roberts had questions regarding the width of the green zone.

John Roberts stated the width has been estimated to be approximately 30ft-40ft.

James Jacobs asked the width of the Bureau of Reclamation easement along the river.

Mr. John Roberts stated the easement runs from 40ft to 200ft depending on the part of the river.

January Roberts had concerns regarding the business area on the property.

John Roberts stated the entire intent of the RCPUD is to develop a thriving business district on the other side of the river.

January Roberts had questions regarding the location of the bridge.

Mr. John Roberts noted there are no proposed bridges, and the development will have to build their own bridges.

Joey Perry asked how many acres are on the business and residential areas.

John Roberts stated the residential development is 130 acres, and the business development is approximately 100 acres.
The Commission and Mr. Roberts also had discussion regarding Roads, Density, and Commercial Units.

Joey Perry asked City staff to schedule a workshop to explain the process of Master Plans and PUD’s.

Juan Fuentes, City Manager, stated they will add the Master Plans and PUD’s to the sign code workshop.

Mr. Craig Warwick came before the Commission, and stated his purpose for the Summary Plat is to divide the property. Mr. Warwick has two separate residences on his property, and would like to sell one lot.

Bill Howell, Chairman, noted that the proposed division of the lot goes through a building.

Mr. Warwick noted the storage shed on the property will be removed.

James Jacobs had concerns regarding the sewer taps.

Mr. Warwick stated there are one sewer tap, and one water tap, on the property.

Joey Perry stated that she noticed a Judy Warwick was listed on the property taxes, and noted that Ms. Warwick has not signed the application.

Mr. Warwick stated Judy Warwick is his wife, and he will have Judy sign the application.

Ms. Perry asked the total area of the existing lot.

Charlie Friberg, Building Inspector, stated the smallest portion of the division is 5600 square feet, which is above the requirement for R3 zoning.

Susan Lowe, owner of Hot Springs Realty, and representative of Mr. Warwick approached the podium, stating Jeff Richter has done a survey on the property, and also all property taxes have been paid in full.

Joey Perry asked how close the house is to the proposed boundary line.

Charlie Friberg, Building Inspector, stated the side set back is 5 or 0.

Joey Perry reviewed the following sections of the Municipal code with the Public and Commission:

Sec. 11-10-5. Use.

Sec. 11-12-1. Purpose.

Sec. 11-14-2. Standards For Districts.

"Joey Perry moved that they table the application until the issues are resolved, and they get a revised map."

Seconded by January Roberts

Discussion ensued regarding Ms. Perry’s concerns.

"Joey Perry voted aye to table the application."

Opposed, Bill Howell, James Jacobs, and January Roberts.

Motion Denied.

"January Roberts moved approval of the Summary Plat contingent upon the house on tract A being 5 ft. from the new property line, and the removal of the storage building."

"Bill Howell, Chairman voted aye."

"James Jacobs, voted aye."

"January Roberts, voted aye."

Opposed, Joey Perry.

Motion Carried.

COMMENTS FROM THE PUBLIC:

Mr. Ron Fenn came before the Commission with concerns regarding recent allocation of public comment. (Complete copy attached to and made a part hereof).

ADJOURNMENT:

There being no further business to come before the Commission, Bill Howell, Chairman called the meeting adjourned.

APPROVAL:

PASSED AND APPROVED this 5th day of June 2012, on motion duly made by Joey Perry, and seconded by James Jacobs and carried.

Bill Howell, Chairman