

**CITY OF TRUTH OR CONSEQUENCES
PLANNING & ZONING COMMISSION
THURSDAY, JANUARY 6, 2022**

MINUTES

REGULAR MEETING

Regular meeting of the Planning & Zoning Commission of the City of Truth or Consequences, New Mexico, to be held at the City Commission Chambers at 405 W. Third Street, Truth or Consequences, New Mexico, on Thursday, January 6, 2022 at 5:30pm.

CALL TO ORDER:

The meeting was called to order by Chairman Hogg.

ROLL CALL:

Michael Hogg, Chairman
Chris Sisney, Vice-Chairman
James Bush, Member

ALSO PRESENT:

Bruce Swingle, City Manager
Dawn C. Barclay, Deputy City Clerk

1. APPROVAL OF AGENDA:

Member Bush made a motion to approve the agenda. Vice-Chairman Sisney seconded the motion. Motion carried unanimously.

2. APPROVAL OF MINUTES:

- a. Regular meeting of Thursday, December 2, 2021.

Member Bush made a motion to approve the minutes. Vice-Chairman Sisney seconded the motion. Motion carried unanimously.

3. COMMENTS FROM THE PUBLIC:

There were no comments from the public.

4. PUBLIC HEARING:

- a. Public Hearing/Discussion/Action: Request for a Summary Plat Amendment and Variance Request at 212 Silver Street, Truth or Consequences, NM, pursuant to Chapter 15, Sec. 15-17. Traci Alvarez, Assistant City Manager**

SPECIAL NOTE: - Prior to the meeting, Mr. Swingle, City Manager took a minute to explain the public hearing procedure. Mr. Swingle expressed regret to the board that Ms. Alvarez, the Assistant City Manager, would not be attending the meeting and that he himself would be the presenter for the Public Hearing on her behalf.

Dawn C. Barclay, Deputy City Clerk – Thank you, Mr. Swingle. Let's begin the hearing. For all those who will be speaking during the hearing, please raise your right hand to be sworn in under the Battershell Procedure (Ms. Barclay swore in all parties, including City staff). Mr. Swingle, please state your item for consideration.

Bruce Swingle, City Manager – Mr. Chairman and Members of the board. What you have before you today at this location (212 Silver Street) is all supporting documentation and that all applicable fees have been paid. The applicant has requested to split the lot at 212 Silver Street into two separate parcels. Both lots will have unobstructed legal access to existing City water and wastewater lines. The applicant has met with the Water and Wastewater Department to establish water and sewer taps for the second parcel. Both lots have direct, legal unobstructed access to city-maintained and paved streets, and variance requests are for curb gutter and sidewalk. The utility verification form has been submitted as well. The staff has no concerns with what the applicant is trying to accomplish.

Dawn C. Barclay, Deputy City Clerk – Does the board have any questions for Mr. Swingle?

Vice-Chairman Sisney – I do. Did all of the utility departments approve?

Bruce Swingle, City Manager – Yes, it was approved.

Member Bush – I have no questions.

Chairman Hogg – I have no questions.

Dawn C. Barclay, Deputy City Clerk – Sir, are you an Opponent or a Proponent?

Michael Gill, Proponent & Property Owner – Proponent.

Dawn C. Barclay, Deputy City Clerk – Thank you, Sir, if you can come to the podium, state your name and address and begin speaking.

Michael Gill, Proponent & Property Owner – My name is Michael Gill. I live in Caballo at 46 Hidden Valley Rd about 2 and a half miles south of the Palomas Creek area. I own the property owned by a gal that passed, who was a dear friend, which I purchased from the family. The family didn't know what to do with it. I'm a builder in town and familiar with the process of putting in water and sewer taps even though both water and sewer exist for both buildings which are on opposite sides of the one-acre tract. I recognize I would have to put in a separate sewer and water supply for Tract B. I would also like to mention the unique nature of the road that is ingress/egress referring to Turtle View Rd. There is one parcel at the very end of Turtle View: 1110 Turtle View. Traci was concerned that it was a private road, which we clarified in our conversation yesterday, which is a road that does not have curb gutters which caused her to believe at the time that it may have been private. It is a dead-end road, ingress/egress, and there should be no walking in or out of it. I would only ask and make a request that the new address for parcel B, would include a Turtle View Rd designated address. This is a lovely property, if we don't subdivide it, then it can only be accessed through the driveway of the other parcel.

Dawn C. Barclay, Deputy City Clerk – Thank you, Mr. Gill. Does the board have any questions for Mr. Gill?

Chairman Hogg – Is the road paved?

Michael Gill, Proponent & Property Owner – It is paved, except for the last little piece going into Turtle View. Turtle View going East to West is paved, and there is a part going South as much as 70 feet, which I think is Gypsy St.

Chairman Hogg – What are you developing on this property?

Michael Gill, Proponent & Property Owner – I'm not developing anything, there are two houses that exist, and I'm only dividing them and providing access to parcel B, via another driveway. It is not a development. It is zoned R3 if there were to be a development. This split would be assisting in some way. Also, 1110 has two separate lots on it. One consists of .2 ac+, and the other .5+.

Member Bush – Those are adjacent to your property?

Michael Gill, Proponent & Property Owner – Exactly adjacent.

Member Bush – I don't have any problem with this variance, the only thing is, we are just an advisory board, and the City Commission will ultimately make their final decision. You brought up an interesting point about having a second address incorporating Turtle View. It's beyond our scope, but it's a good point.

Vice-Chairman Sisney – I have no questions.

Chairman Hogg – I have no questions.

Bruce Swingle, City Manager – I have no questions.

Opponents: None

General Comments: None.

Dawn C. Barclay, Deputy City Clerk – I closed this hearing for any further discussions.

Member Bush made a motion to approve the request for a summary plat amendment and variance request at 212 Silver Street, Truth or Consequences, NM, and added an addendum to request a Turtle View address be incorporated if the City Commission sees fit to grant this variance and divide it. **Vice-Chairman Sisney** seconded the motion.
Roll call was taken.

Michael Hogg – Voted Aye.

Chris Sisney – Voted Aye.

James Bush – Voted Aye.

Motion passed with a 3 to 0 vote.

5. REPORTS FROM THE BOARD:

There were no reports from the staff.

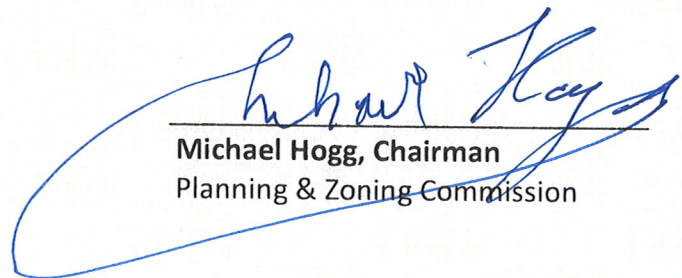
6. REPORTS FROM STAFF:

Bruce Swingle, City Manager – Had no reports to share but wanted to wish everyone and the board a happy, healthy and prosperous 2022.

7. ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission. Chairman Hogg called to adjourn the meeting. Vice-Chairman Sisney seconded the motion. Motion carried unanimously.

PASSED AND APPROVED ON THIS 17TH DAY OF FEBRUARY 2022.



Michael Hogg, Chairman
Planning & Zoning Commission