

**CITY OF TRUTH OR CONSEQUENCES
PLANNING & ZONING COMMISSION
THURSDAY, DECEMBER 2, 2021**

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, December 2, 2021 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
Orrin Hechler, Community Service Director
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, November 4, 2021.

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

3. COMMENTS FROM THE PUBLIC:

Diana Gunning – Presented her concerns to the board with a handout, which has been made part of these minutes. She is not in favor of the current dirt work that is being done at a neighboring property. She also stated that there are plans for a proposed bridge to be constructed at the end of her dead-end road. Once the bridge is installed, it will create continuous traffic and access to a planned housing subdivision.

George Henderson - Addressed the same issues Ms. Gunning previously presented.

4. NEW BUSINESS:

- a. **Discussion/Action: Recommendation to appoint Steven Zeschke to serve as a member on the board.**

Mr. Zeschke - Spoke to the board describing his background and his interest in returning to serve on the Planning & Zoning Commission.

The board had no questions for Mr. Zeschke.

Dawn C. Barclay, Deputy City Clerk – Explained, if the board approves Mr. Zeschke request, it will be submitted to the City Commission for final approval.

Chairman Hogg made a motion to approve Mr. Zeschke's request to serve on the Planning & Zoning Commission. Member Bush seconded the motion. Motion carried unanimously.

5. REPORTS FROM THE BOARD:

There were no reports from the staff.

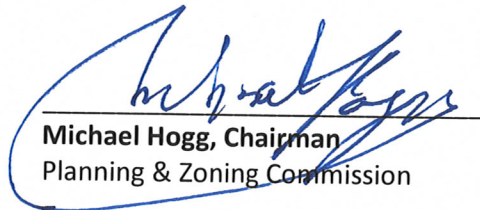
6. REPORTS FROM STAFF:

Bruce Swingle, City Manager – Gave an update on last month's agenda item (Request for a Summary Plat Amendment and Variance Request at 128 Broadway) that went on to the City Commission for approval. He reported that the Commission denied the request, but the owners will be working on bringing the property up to code and will be requesting approval at a later date.

7. ADJOURNMENT:

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

PASSED AND APPROVED ON THIS 6TH DAY OF JANUARY 2022.



Michael Hogg, Chairman
Planning & Zoning Commission

2 December 2021

Diane Gunning
1 of 14 pages

For the City Planning/Zoning Committee:

Nathanael Stephens says he is building 24 connected small homes on the land he own, Block 30 Lots 1-12 of Palomas Hot Springs Townsite, see map #1. Currently there is no actual road to this location.

Nathanael says he is going to build a bridge over the arroyo from the dead end of Wyona St in order to have access to these homes.

It will be bad enough for all of us all living on the block between Post St and the dead end of Wyona St, when the recently purchased land on the other side of Wyona, now a large vacant field, will be developed. Nathan says that six large homes are to be built by another developer across the street from us between the corner of Post St and the dead end of Wyona. This was to be expected.

If this is allowed to happen, there will be a drastic increase of traffic on this street, turning it from a quiet residential area to a busy thoroughfare! This was NOT to be expected when I bought my home!!

Diane Gunning

709 Wyona St

Truth or Consequences, NM 87901

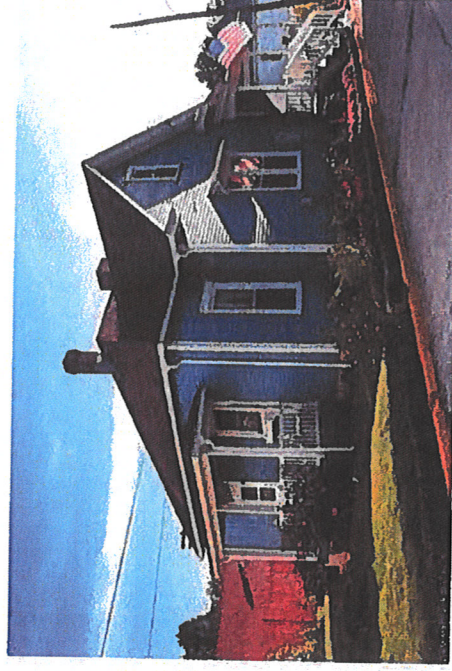
diane.tominaga@gmail.com

(304) 680-2673



I lived in Austin, TX, and worked full time military (AGR) at the Headquarters of the Texas Army National Guard for the last 15 years of my almost 30 years military service. I retired there in 2008.

After 20 years in Austin I could not afford a house in town, and rents were going up and up. I was forced to move.



I found an old house in Morgantown, WV that I loved. But I was not so happy with the town after awhile.

I finished up my bachelor's degree using the VA and the Post 9/11 GI Bill in 2018, and decided to take a four day vacation to Truth or Consequences, NM.

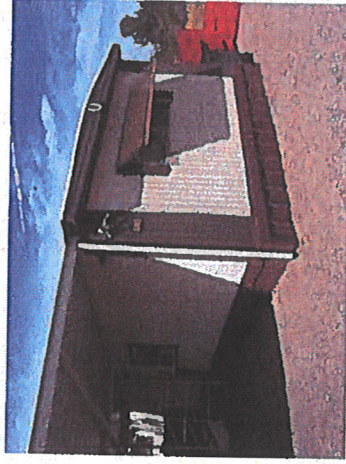
I wanted to see the stars and to use the hot springs, and to figure out what to do next with my life.



The first day, Labor Day, I met Sid Bryan. He offered to show me some houses in T or C. I told him I had no intention to buy anything, but sure!

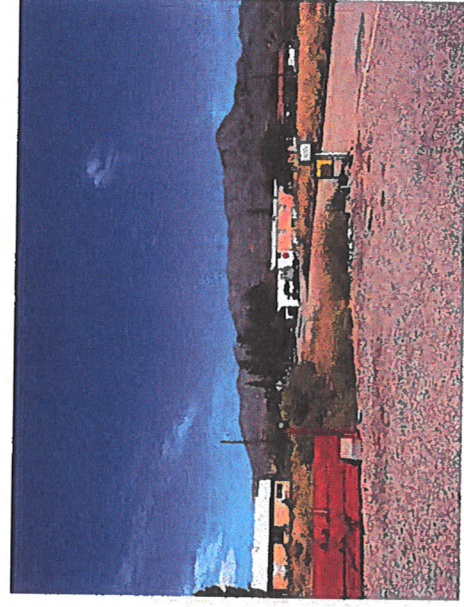


The next day I decided to take a walk and have one more look before I decided.



The third house was a mobile home in the hot springs district with a view of Turtleback

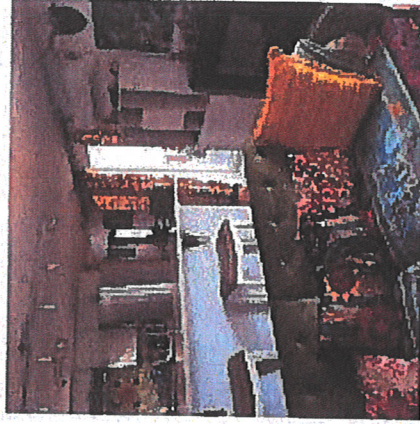
Mountain. It needed a lot of work but the price was so good, I decided to think about it over night.



I sold my house in Morgantown, WV and moved here in February, 2019. I lived in the Pelican Annex on Broadway and set to work getting the house renovated.

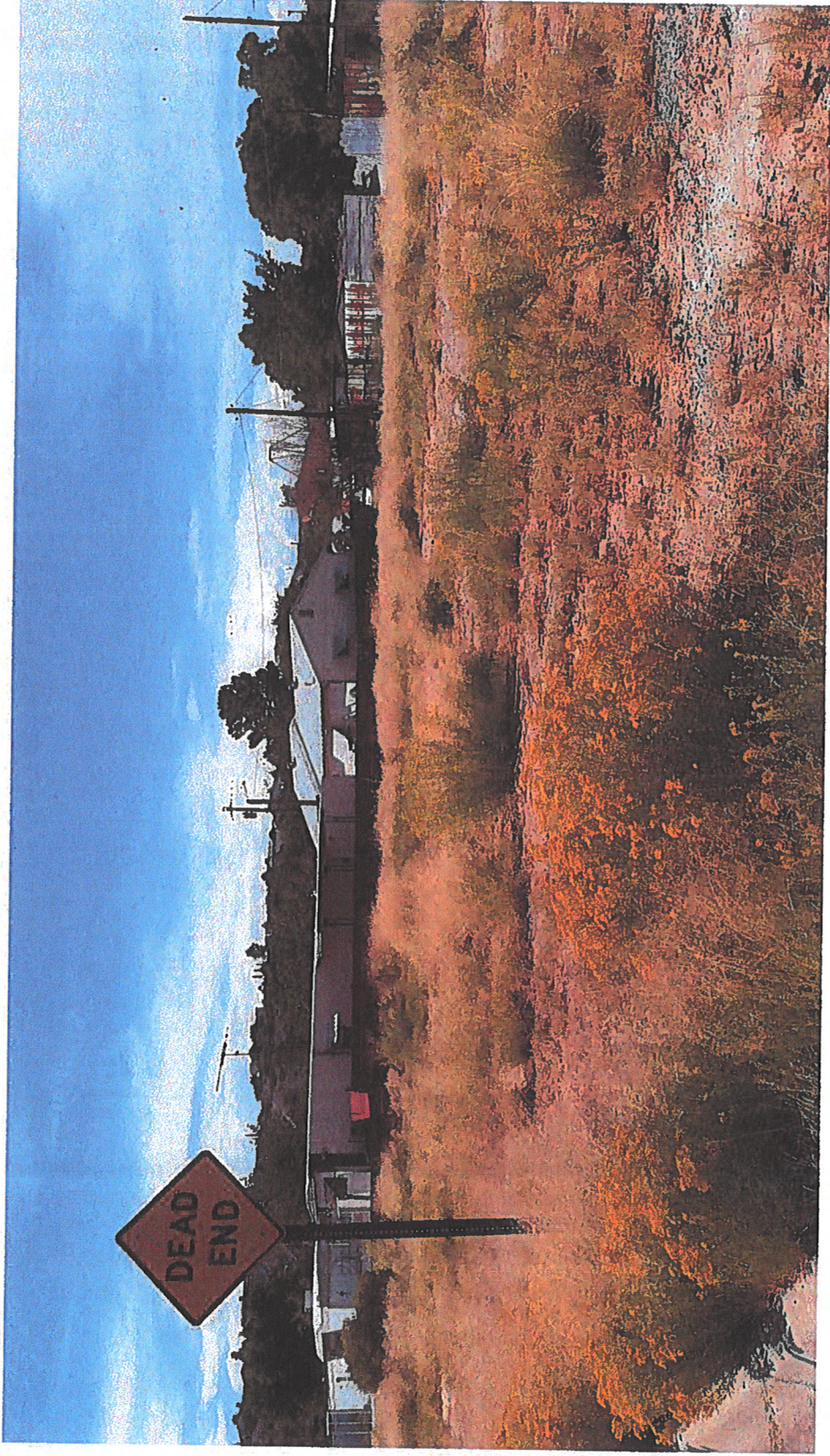


One of the workers stood out from the rest. So much so that we were married March 10, 2020.



Our bedroom with window that opens onto Wyona St

This is what I saw that made me decide to buy the house:



It was on a **dead end street**! It would be quiet with no thru traffic!

The Idea

Nathanael claims that because a map from 1929, see map # 2, that is up on the wall in the County Building opposite the Tax Assessor's Office shows Wyona St going all the way through to Broadway (then called Hobbs Ave), he is helping to fulfill the City's plan for the area.

He claims that he cannot build up the dirt road that goes along the culvert perpendicular to and opening to Van Patten St, because other people own some of the land and because there is a main gas line that runs along there.

However, there is no water diversion *culvert* shown on the 1929 map, nor is there a main gas pipe shown running on that map. See map #3 for a Google Earth view that shows the culvert existing since at least 1996.

Does this mean that the city also plans to extend Wyona St and Charles St out to Broadway? Will they be building Mc Elroy St, that Nathanael could use to access his property easily? Yes there is a gas main there now, could it not be moved?

This indicates that the City had no intention of casting in stone this idealized plan from 1929. It may have been someone's dream then, but things have changed now. Nathanael should change his plans, too! No bridge at the end of Wyona St!

CARS and Traffic

In 1929, how many families had a car? Going by the Census of 2020 there were 329.5 million people in this country and according to Hedges Company there were 286.9 million registered cars on the US. That give the number of **0.871** cars per person.

The Census for 1930 shows 123,202,624 people in the US in 1930, and a government summary at <https://www.fhwa.dot.gov/ohim/summary95/mv200.pdf> shows 22,972,745 cars as well as commercially owned vehicles that year. That gives the number of cars per person at less than **0.186** per person. Even a larger number found that stated there were 26,562,713 registered vehicles in the US in 1930 would be **0.215** cars per person.

It is very likely that each of the six large houses to be built on Wyona St between Post and the current dead end will have two cars per household, if not more. The 24 houses Nathanael plans to build would likely have two people living in at least half of those homes, or 36 people at one car each. This gives a total of at least 48 more vehicles owned on this street in addition to those we the current residents have.

IF each of those vehicles comes and goes just **once** a day, that is **96 times** another vehicle will go up and down the road. And that is just with ONE trip a day. How many times a day do you leave and return to your driveway?

And every trip except for those belonging to the two new corner two houses planned across the street from us that are closest to the corner, will go directly past our house! We are at the bottleneck of the traffic in and out.

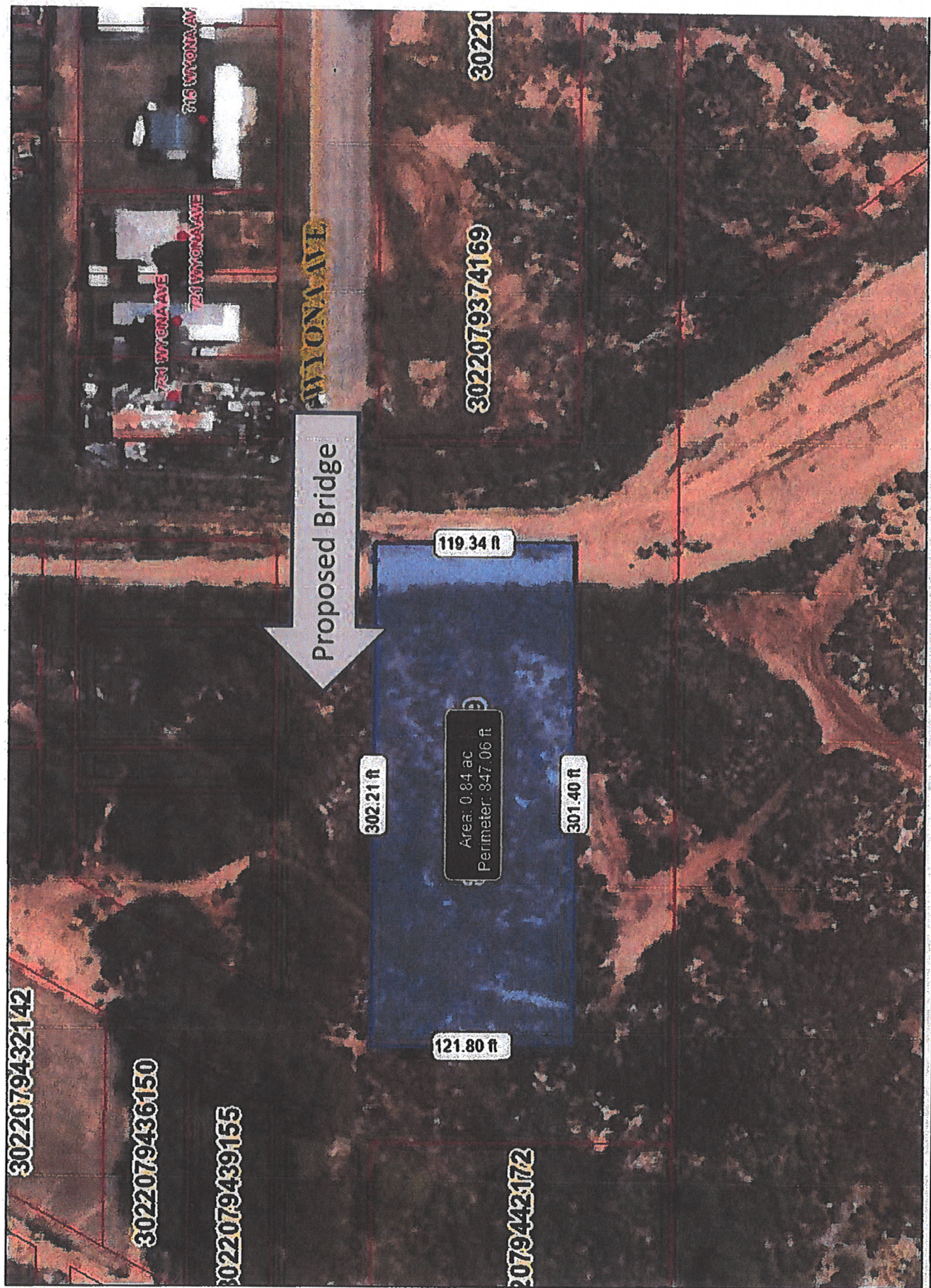
Furthermore, when it rains, we here call the intersection of Post St and Wyona St "Lake Post" and "Lake Wyona". It is filled with water for some time after the rain. Cars coming and going will be slowed down considerably. Some may even decide to use our driveway to turn around and go back home.

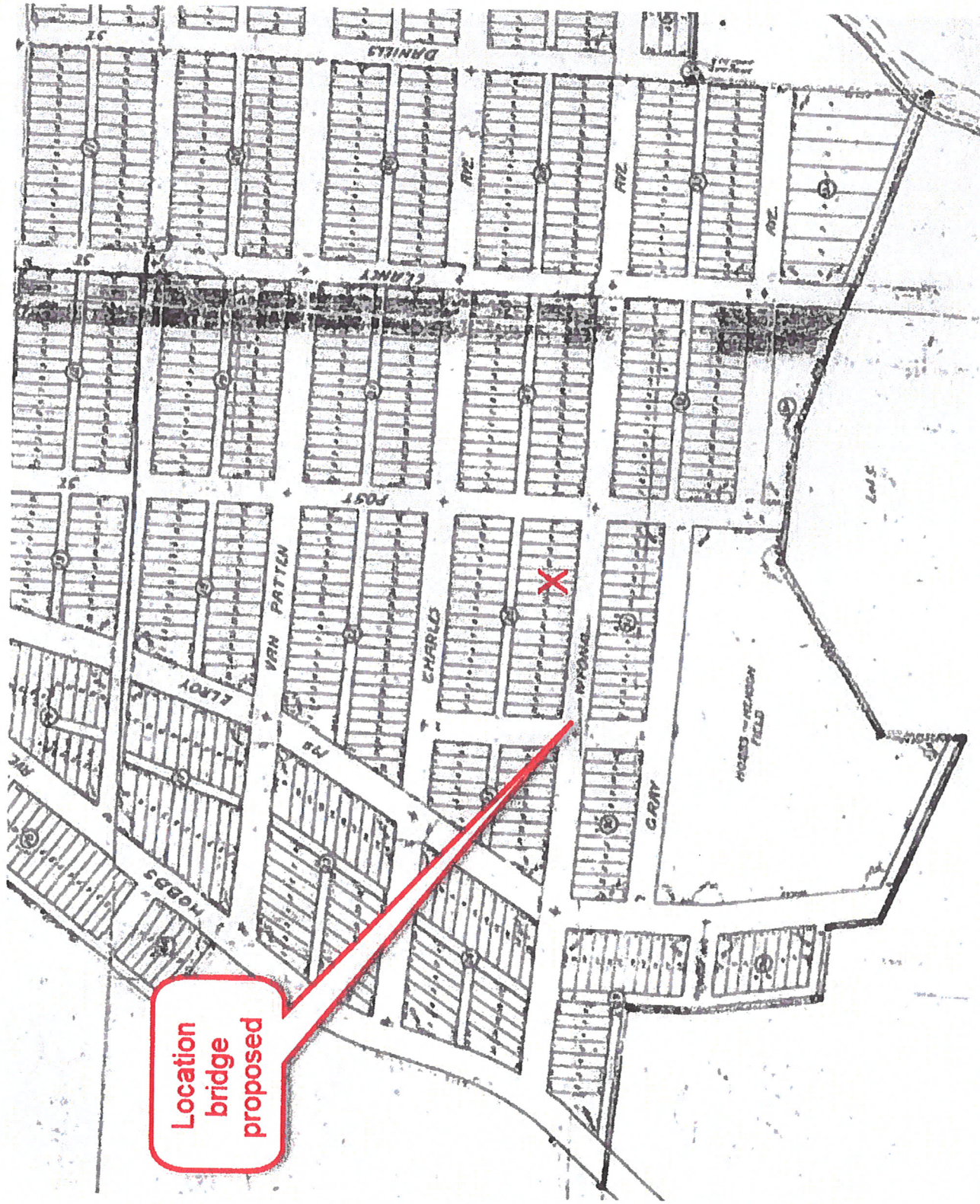
Nathanael has already begun clearing the land. His construction equipment got to his property by using the dirt road by the waste water plant. If he can use that road for his equipment, can he not improve it and use it to access his land? Why should he ruin our street by building a bridge and adding 24 new homes and the additional cars to our street?

If Nathanael Stephen's plan is allowed to materialize, we will still technically be living on a dead end street. However, now our dead end street will have Nathanael's additional 24 homes and occupants and their vehicles to contend with.

How many other dead end streets in Truth or Consequences will have as much traffic as ours?

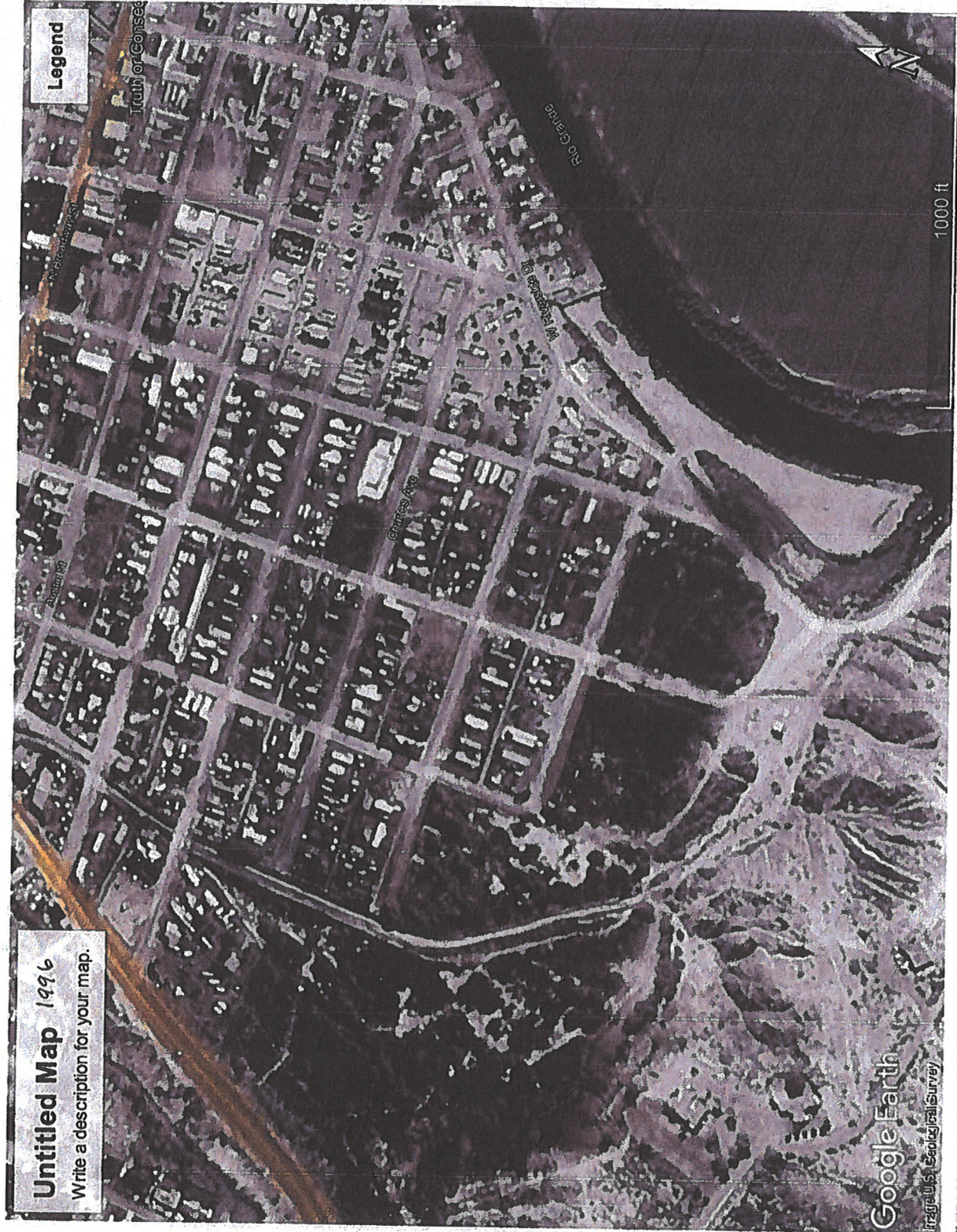
**Please, City Planning and Zoning
Committee, address this issue and save
our street!**



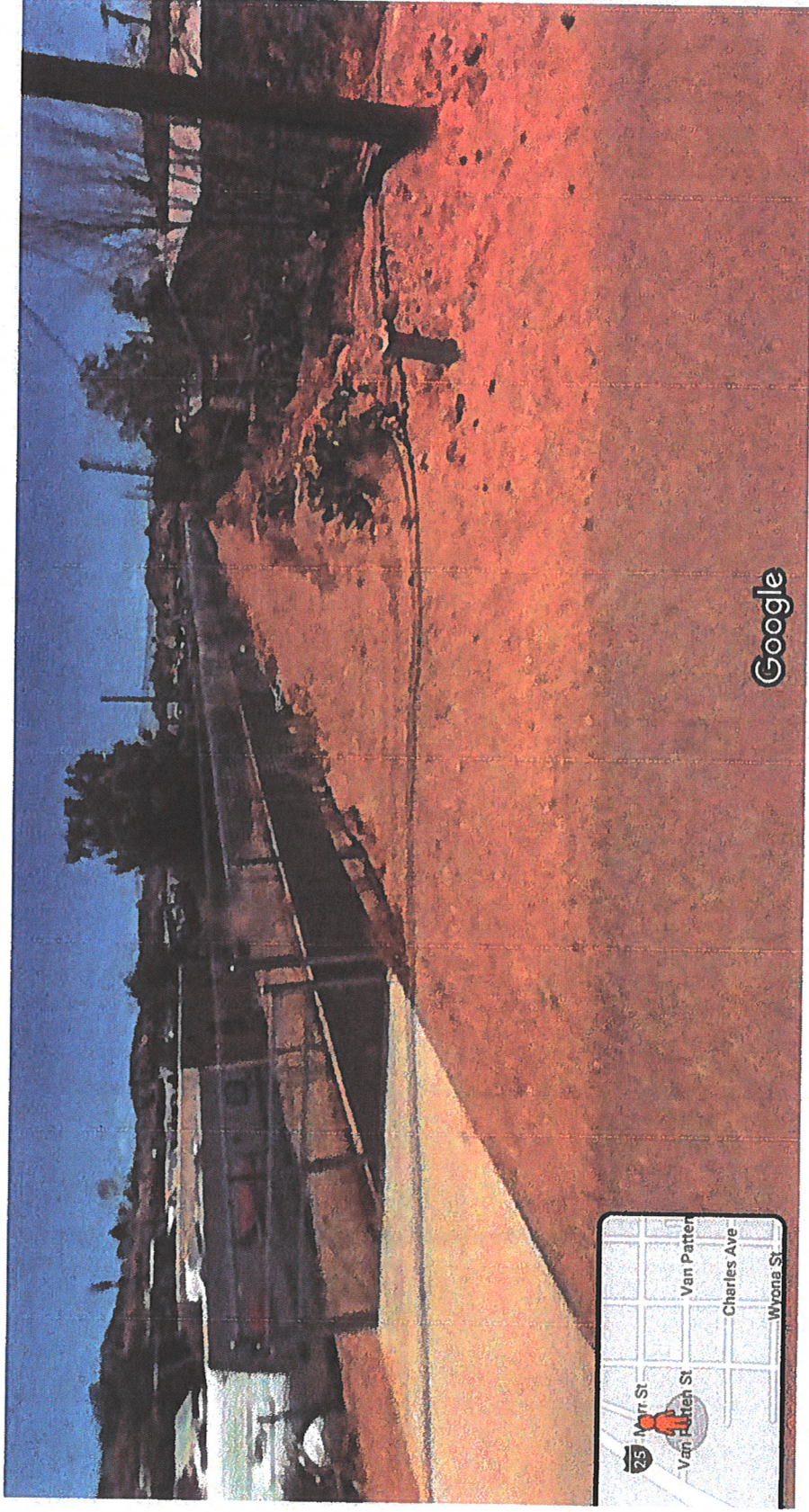


Location
bridge
proposed

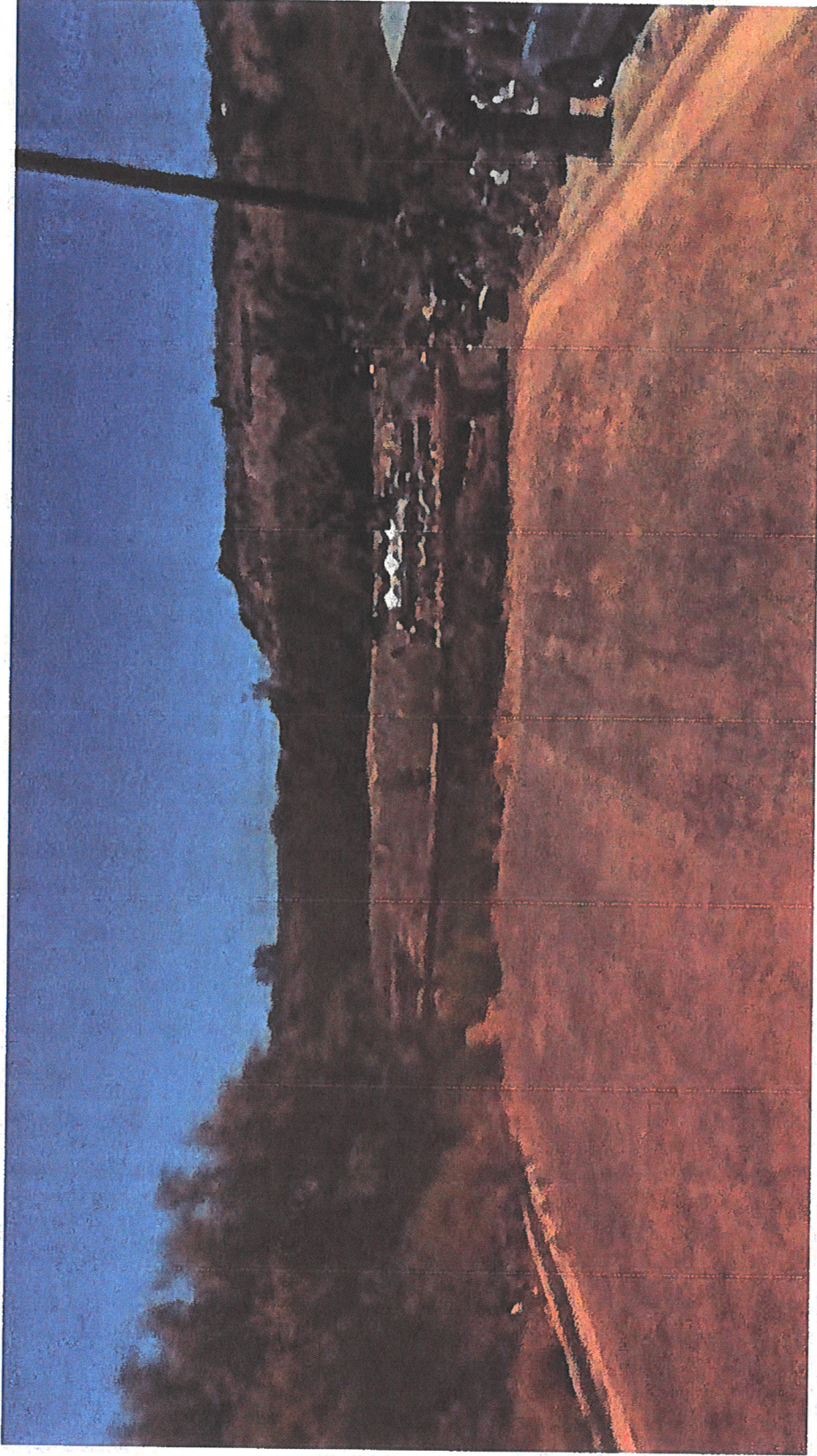
Map #2 circa 1929 "X" = 709 Wyona St



Map #3 Google Earth 1996 showing culvert



Van Patten St looking into opening of dirt road next to arroyo
(Google 2008)



Dead end of Wyona St,
(Google 2008)