

**CITY OF TRUTH OR CONSEQUENCES
PLANNING & ZONING COMMISSION
MONDAY, JULY 12, 2021**

MINUTES

REGULAR MEETING

Regular meeting of the Planning & Zoning Commission of the City of Truth or Consequences, New Mexico to be held in the City Commission Chambers, 405 W. Third, Truth or Consequences, New Mexico, on Monday, July 12, 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
Victor Rodriguez, Police Chief
Traci Alvarez, Community Development Director
Angela A. Torres, City Clerk
Dawn C. Barclay, Deputy City Clerk

1. APPROVAL OF AGENDA:

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

2. APPROVAL OF MINUTES:

- a. Regular meeting of Monday, June 7, 2021.

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

3. COMMENTS FROM THE PUBLIC:

Mr. Garland Hopkins spoke on behalf of himself and his sister who was also present. They are owners of a 10 acre parcel that adjoins the property addressed in the today's public hearing. Mr. Hopkins understands voicing his concern for his property has no bearing on the outcome of today's public hearing. He wanted the City to know that his property, over the years, has had roads cut in and wanted the city to know it has no official public access, and is considered landlocked. He would like to know if the City has any plans of opening access to his property.

4. PUBLIC HEARING:

- a. Public Hearing/Discussion/Action: Request for a Summary Plat Amendment at 2103 S. Broadway, Truth or Consequences, NM pursuant to Chapter 15, Sec. 15-17., Amendment of Plats:**

Angela A. Torres, City Clerk - Began the public hearing by swearing in Traci Alvarez, Community Development Director and John Herbst, owner of the property at 2103 S. Broadway.

Traci Alvarez, Community Development Director – Explained that the, property owner located at 2103 S. Broadway wishes to amend his plot that is currently known as "RJ RV Park". He wishes to separate the RV park from the private residence. All document's and fees have been paid, property owner is current on his taxes, and both plots meet minimum standards required for the district. The amendment will not have any significant effect on all utilities, drainage or traffic. I normally submit a utilities verification form with my agenda packet, I do apologize, we had some different departments that have been out and they haven't been able to complete the verification form. We only had one that did come in and it was from the Electric Department. There was a concern regarding a potential easement on electric. I have also reached out to the County Office to see if there is one in place. I spoke to the property owner and he seems to feel there was one already in place. I have not received those documents back from the County. It would be my request to staff once we finish the public hearing, that our Commission approve this Summary Plat Amendment pursuant to receiving all the verifications and making sure all those documentation work for all utilities.

Proponent:

John Herbst, Owner of the RJ RV Park - The plat is originally 6.5 acres. I've been in real estate for 45 years. I think the residential should be separated out from the commercial. I think there's been a mix up and it needs to be changed. I separated the house on a separate plat, and it is surveyed out on 1.8 acres of ground and I have a separate easement from Hillcrest Ave into the park then to the house. The house has been there for 20 years, and has been served by electricity so there has to be an easement somewhere.

Traci Alvarez, Community Development Director – There may or may not be. We are still waiting to hear back from the County. If there is not an amical registered easement, it's just a matter of adding that in on your Summary Plat.

Angela A. Torres, City Clerk – Asked if the board had any questions?

Angela A. Torres, City Clerk – Do we have any other Proponents that would like to speak?

Angela A. Torres, City Clerk – Do we have any Opponents that would like to speak?

Vice-Chairman Sisney – To drive to the house, you have to cut through the property.

Traci Alvarez, Community Development Director – That easement is noted on the plat.

Angela A. Torres, City Clerk – Closed the public hearing.

Member Bush made a motion to approve the request for a Summary Plat Amendment at 2103 S. Broadway, pursuant to all the other necessary documentation be provided before approving. **Chairman Hogg** seconded the motion.

Michael Hogg, Chairman	Voted Aye
Chris Sisney, Vice-Chairman	Voted Nay
James Bush, Member	Voted Aye

Motion carried with a 2 to 1 in vote.

5. REPORTS FROM THE BOARD:

There were no reports from the board.

6. REPORTS FROM STAFF:

Dawn Barclay, Deputy City Clerk - Advised the board that Mr. Zeschke who is a member of this board, will be out of town until October and he will be missing 4 concussive meetings. Due to the long term absence, he has resigned. He may consider re-applying once he returns to T or C on a more permanent basis. His resignation letter was received on July 12, 2021.

Angela A. Torres, City Clerk - Updated the board that she is continuing to advertise for the Planning & Zoning Commission vacant position(s).

Traci Alvarez, Community Development Director – Re-addressed Mr. Hopkins who spoke during Public Comment. Ms. Alvarez gave him her contact information at the Planning & Zoning


Department and advised him to call her so she can take a look at the property to see how it can be addressed.

7. ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission.

**Member Bush moved to adjourn meeting. Chairman Hogg seconded the motion.
Motion carried unanimously.**

PASSED AND APPROVED ON THIS 2ND DAY OF AUGUST 2021.



Michael Hogg, Chairman
Planning & Zoning Commission