

Planning & Zoning Minutes
P/Z Room South City Hall
360 Rio Communities Blvd
January 18, 2018

Call to Order

- Chairman Teague called the meeting to order at 6:30 p.m.

Roll Call

- Present: Robert Teague, Dennis Kintzler, John Thompson, Lawrence Gordon and L.E Rubin
- Also present: City Manager Bob Skerry and Deputy Clerk Pam Johnson

Approval of Minutes of December 7, 2017 and January 4, 2018

- Dennis Kintzler moved to approve the minutes of January 4, 2018 as submitted. The motion was seconded by L.E. Rubin and the minutes were approved on 5-0 vote.
- Lawrence Gordon moved to approve the minutes of December 7, 2017 as submitted. The motion was seconded by Dennis Kintzler and the minutes were approved on 5-0 vote.

General Discussion –

- Bob Skerry said he has met with architects to discuss the design of the exterior of City Hall which includes signage and courtyards. He said several of the architects he has talked to have landscape and parks planning people on staff. He said we have money set aside for planning and now that P&Z has done the preliminary surveys, he can use the information to apply for funding.
- Bob Skerry said we talked to PNM two years ago about another solar array like the one they have now. He said it would be 102 acres and would produce approximately 10 megawatts of power. He explained that P&Z has already approved a solar overlay zone so solar is allowed in that area. He said P&Z can't vote against that now but there will need to be a formal vote to accept zoning for a solar farm. He pointed out the property on the map and explained that the process would begin by PNM asking the property owner for an option to buy. He said once PNM signs an option and puts money down, they will start due diligence right away to make sure they can get the subdivision process through. He said the property is owned by one LLC and there are no adjacent property owners, so it may be that this will come under the expedited process. He also mentioned that there are roads on the property that have been deeded to the city, but PNM may want to re-subdivide because they don't need roads except for a service road. He explained that P&Z will have to go through the process of vacating the roads and PNM will pay us whatever the property is worth.
- L.E. Rubin asked if the property remaining on the north side will be landlocked if PNM vacates the roads.
- Bob Skerry said the LLC that is selling the property will have to make sure there are other roads and show that on a plat. He said we would never want to approve a re-plat that doesn't show access to the land that is locked.
- Bob Skerry encouraged everyone to review the subdivision regulations because when property lines are changed, it becomes a subdivision and that will come before P&Z.
- Bob Skerry said he has also had conversations with people who own property at Nancy Lopez and Montano that was platted for 64 lots in 1981. He said they got approvals from utility companies in

1981 but there is no such thing as grandfathering. He said this will come before P&Z and may or may not be accepted. He said this request will be more complicated than the PNM request because there are more adjacent property owners. He also said the developer may ask to phase construction of the homes and we may want to say each phase has to be completed before the next phase starts.

- Robert Teague asked if we can hold them to sidewalks?
- Bob Skerry said yes, we can, and this developer has done other things in Rio Communities and roads were minimal. He said now they have to comply with requirements in our subdivision regulations.
- Lawrence Gordon asked about pocket parks?
- Bob Skerry said our subdivision regulations allow that and in some cases, require that space for parks is provided.
- Bob Skerry said to ensure the developer doesn't sell lots that have no infrastructure, we can require that he get utilities to each of the 64 lots before we sign off on the final plat. He also explained that we have the option of signing off on the final plat and requiring the developer to post a bond that would ensure the utilities are in.
- Dennis Kintzler said P&Z can only make a recommendation to council.
- Bob Skerry said the council can't approve something in violation of our code. He said P&Z can vote to deny a subdivision and the developer can appeal to council.
- Dennis Kintzler asked why Ron Gentry is speaking at a council workshop meeting.
- Bob Skerry explained Gentry's request to annex property. He pointed out property on the map and the problems associated with it.
- Robert Teague said, by the next meeting, everyone should have read the subdivision regulations and our next meeting will be only discussion on subdivision regulations.
- Dennis Kintzler said he doesn't think parks should be put on the back burner since we've accomplished what we have and we're going to get questions.
- Bob Skerry said P&Z is at the end of their responsibility for parks. He said architects and park planners will get involved now and all the information P&Z has gathered will be transferred to planners.
- Lawrence Gordon asked about progress on the trash ordinance.
- Bob Skerry said P&Z's recommendations have been given to council so now they have to tell him what they want, and he'll write the ordinance.

Parks & Trails discussion (go over forum results) –

- John Thompson asked if we got enough responses from the park survey.
- Bob Skerry said a 5% response rate is good. He said the survey wasn't scientific, but P&Z can extrapolate information received and decide what we need.
- John Thompson said people wanted pocket parks 2 to 1 over large parks.
- Bob Skerry said he is taking our capital outlay request for work on the city hall building to Santa Fe. He said we have received \$600,000 and have replaced HVAC units and bathrooms and repaired the roof. He said the biggest part of the money from this request will be spent on the front of the building.

ADJOURN –

- John Thompson moved to adjourn the meeting. L.E. Rubin seconded the motion and the meeting adjourned at 7:46 p.m.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Date: _____

Robert Teague, Chair

John Thompson, Vice Chair

L.E. Rubin, Secretary

Dennis Kintzler

Lawrence Gordon