

Planning & Zoning Minutes
P/Z Room South City Hall
360 Rio Communities Blvd
March 15, 2018

Call to Order

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

Roll Call

- Present - Robert Teague, John Thompson, Dennis Kintzler, Lawrence Gordon and L.E. Rubin
- Also present – City Manager Bob Skerry, EDC Chairman Jim Winters, Deputy Clerk Pam Johnson and Carol Romero, agent for Dave Stromei

Approval of Minutes

- John Thompson asked that DFA be stated as Division of Finance Authority.
- Lawrence Gordon moved to accept the minutes of the March 1, 2018 meeting as amended. The motion was seconded by L.E. Rubin and passed on 5-0 vote.

General Discussion

- Robert Teague said he will be at the meeting on the 5th and after that, he will be in school until the end of July.
- John Thompson said he will be out of town in June, so he won't be here for June 7 meeting. He also said he will be out of town for a few days at the end of July.
- Robert Teague said the meeting on June 7th will probably have to be cancelled.
- Robert Teague reminded everyone about the cleanup this Saturday. He also mentioned the article in the Valencia County News Bulletin about the solid waste ordinance.
- Bob Skerry said the ordinance will be drafted by an attorney.
- Bob Skerry reported that the Goldie's complex has been sold. He said the new owners are talking about refacing the front of the building and using the same material we'll use on the city hall building.
- Bob Skerry said one of the things P&Z didn't talk about was minimal design standards for commercial uses. He said something needs to be in the code that deals with companies that have franchise colors – something simple that would hold a basic theme. He also requested that P&Z deal with the issue of accessory buildings. He said a building that isn't on a permanent foundation, it isn't a structure and the assessor says they won't tax anything that isn't on a permanent foundation.
- Jim Winters said the state lowered the minimum square footage for an accessory building that requires a building permit to keep people from living in it without having any inspections. He said when we hire a code enforcer, he should come to P&Z meetings.

Subdivisions –

- Robert Teague asked about the proposed 64-lot subdivision.
- Bob Skerry explained that the federal government forced subdivision regulations to be enacted nationwide. He said taxpayers can't subsidize development, so the developer has to pay for everything. He said, in this case, the developer may have decided not to pursue because of the things they have to do.
- Jim Winters said we have a negative impact now with some subdivisions that were developed with cheap roads and now we're having to pay to re-build them. He also said there are no sidewalks in some subdivisions and no curbs.

Parks and Trails – no discussion at this meeting.

Zoning

- Robert Teague introduced Carol Romero who is at the meeting tonight to represent Dave Stromei who is requesting a change in zoning for a piece of land he owns that is currently zoned PD.
- John Thompson said the property is located one-quarter mile south of Nancy Lopez across from the solar farm.
- Ms. Romero said there is a 1,200 square foot building on the property now and there is a basement under half of the building. She explained that the building was built by ATT for saving communications in case of cold war. She said, since then, the property has been used for commercial enterprise in one form or another and has operated under a conditional use permit issued by the county. She said several people want to lease the building and they need C-1 zoning to enter into a contract.
- Robert Teague asked how the building would be used.
- Ms. Romero said one possibility is for an estate sale business and another is CBD manufacturing which already exists in the city, but the owner wants a safer place than he has now. She also said there will be no retail sales there.
- Dennis Kintzler asked what would be manufactured.
- Ms. Romero said oil is manufactured from hemp and is legal. She also said the business is strictly regulated through the state.
- John Thompson asked if this product is something that would be a target for burglars.
- Ms. Romero said he hasn't had problems yet but wants someplace a little safer.
- Robert Teague said one thing that needs to be clarified for C-1 zoning is whether it's on public water/sewer.
- Ms. Romero said the property is on well/septic system and propane.
- Robert Teague said we need proper documentation from State Engineer's Office that confirms it is on an approved well and septic.
- Bob Skerry said if there will be manufacturing in the building, C-2 zoning may be better.
- Robert Teague said whether it's C-1 or C-2 we still need verification from the State Engineer's Office regarding the well and septic system.
- Dennis Kintzler asked if there is any possibility that someone may be living on the property.
- Ms. Romero said that is a possibility.
- Dennis Kintzler asked if any modifications would be necessary to get proper ventilation.
- Ms. Romero said that is a possibility, but it has already been engineered.
- Robert Teague asked Ms. Romero to bring verification from the State Engineer's Office to the next meeting. He explained, after that, she will have to post the request for re-zoning for fifteen days. He said one of P&Z's meetings can be a public hearing and if no one objects, we can recommend to council and they will approve or not. He also said all property owners within 300' of the property will have to be notified of the request.
- Dennis Kintzler said we should strive for C-2 zoning.
- L.E. Rubin said the cooking process may require ventilation, a fire extinguisher hood and extinguishing system. He also said the use of oil should meet the requirements of fire code.

ADJOURN –

- John Thompson moved to adjourn. Lawrence Gordon seconded, and the meeting adjourned at 7:40 p.m. on 5-0 vote.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Date: _____

Robert Teague, Chair

John Thompson, Vice Chair

L.E. Rubin, Secretary

Dennis Kintzler

Lawrence Gordon