

Planning & Zoning Minutes
Special Meeting
P/Z Room South City Hall
360 Rio Communities Blvd
February 8, 2018

Call to Order

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

Roll Call

- Present: L.E. Rubin, John Thompson, Lawrence Gordon, Dennis Kintzler and Robert Teague
- Also present: City Manager Bob Skerry and EDC Chairman Jim Winters

Subdivision Regulation

- Robert Teague explained that the purpose of this special meeting is to compile a list of things that need to be addressed concerning the plat for a 64-lot proposed subdivision. He read his list and asked for any other suggestions: 1) some of the lots don't meet minimum lot size but that can be handled with a variance; 2) include a cross section of the roads that shows a 28' surface with roll curb/gutter and 4' wide sidewalks that are ADA compliant; 4) include County Assessor's certification; 5) 20% open space required; 6) show the zoning being requested; 7) add NMDOT, Post Office, NM State Engineers office, NM Environment Dept, RGEFD (fire marshal), Soil and Water Conservation District, Army Corps of Engineers, MRGCD and utilities including gas, electric, water/sewer and cable/internet to the agency review process.
- L.E. Rubin said the ordinance mentions that, in the event of a 50-year flood, the roads should be able to contain water so that it doesn't spill over into the yards.
- Bob Skerry said that requirement is covered under drainage and drainage should be added to our list.
- L.E. Rubin said we need to have the addresser sign off on any streets the developer names and what lot numbers are going to be.
- Robert Teague said we should include mail boxes in our list because a mail box station will have to be provided now.
- Bob Skerry said the developer will have to get with post office to determine where the boxes will be located. He also said landscaping standards needs to be on the list and we're bound now by federal and state law to say we're practicing drought resistant and water saving methods. He said this subject may be covered in covenants and we don't enforce those, but we can say that needs to be addressed. He said we may need to look at the setback requirements because some of the lots are too small to have a garage or storage shed with our current setbacks.
- Lawrence Gordon said something should be said about street lighting.
- Bob Skerry said lighting is discussed in the comprehensive plan under "night sky" and began a discussion on whether this developer should be asked to provide street lighting for a 64-lot subdivision.
- John Thompson moved to accept the list discussed tonight. Dennis Kintzler seconded, and the motion passed on 5-0 vote. This list is attached and made a part of this record.
- Bob Skerry said he will give the list to the developer and ask him to come back to P&Z with a mylar showing the changes we are requesting. He said after P&Z approves the subdivision, it goes to council.

ADJOURN

- Lawrence Gordon moved to adjourn. Dennis Kintzler seconded the motion and the meeting adjourned at 7:45 p.m. on 5-0 vote.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Robert Teague, Chair

John Thompson, Vice Chair

Date: _____

L.E. Rubin, Secretary

Dennis Kintzler

Lawrence Gordon