

PLANNING & ZONING COMMISSION MEETING
6:00 P.M. October 6, 2008
EDGEWOOD COMMUNITY CENTER
26 E. FRONTAGE ROAD
MINUTES

1. CALL TO ORDER:

Vice Chairman Chemistruck called the meeting to order at 6:00 P.M.

In Attendance: Commissioners Chemistruck, Fleming, Turner, and Wilhite were present. Commissioners Fulwiler and Schober were absent.

2. APPROVE AGENDA

Action: Commissioner Wilhite made a motion to approve the Agenda. Commissioner Turner seconded the motion. The motion carried unanimously.

3. APPROVAL OF MINUTES

Action: Commissioner Fleming made a motion to approve the minutes of September 15, 2008. Councilor Wilhite seconded the motion. The motion carried unanimously.

4. Land Division of Bassett Trust being Tract 1 within the N ½ of Section 26, T10N, R7E, N.M.P.M. Dividing 310.7 acres into 2 lots, zoned agricultural.

Public Hearing-Quasi Judicial Procedure. Staff noted that notice had been properly posted and all Commissioners noted no conflicts of interest or exparte communication.

Ms. Mahalick asked if there was a notary present to swear in people wishing to testify.

Commissioner Fulwiler is a notary, but was not present. Ms. Mahalick requested that the Public Hearing be tabled until the Commission Meeting of October 20, 2008.

Action: Commissioner Fleming made a motion to table the subdivision application of the Bassett Trust until the Commission Meeting of October 20, 2008. Commissioner Wilhite seconded the motion. The motion carried unanimously.

5. Preliminary Plat discussion to consider amending the Subdivision Ordinance; implementing State Statute 3-20-8(Alternate Summary Procedure), with regard to subdivision of not more than two parcels of land. Ms. Mahalick provided the Commissioners with a copy of State Statute 3-20-8. After discussion, it was the consensus of the Commission that adding State Statute 3-20-8 to the Subdivision Ordinance would not be necessary at this time.

6. Old Business: Weed Ordinance

a) Previously, the Commission discussed creating a provision for weed control. Ms. Mahalick provided concept language with regard to a Weed Ordinance for the Commissioners to consider as an insert into the Litter & Anti-Blight Ordinance or into the Zoning Ordinance under Performance Standards. The Town Council will consider an amendment at the October 15, 2008 Council meeting. The Commission suggested adding a possible requirement of a buffer for fire along the perimeter of your property, of an undetermined width. Ms. Mahalick will look into Forestry Guidelines regarding fire buffers and height of weeds/grasses and report back. Commissioner Turner suggested approving the Weed Ordinance subject to looking at the Forestry Guidelines first.

b) Special Use Permit-Wind Generators. Ms. Mahalick reported that she had received a request for a permit for a 200' tall wind turbine. Ms. Mahalick stated that currently, there was nothing in place and was looking for direction from the Commission to set some standards for wind generators. When the Commission discussed wind turbines before, it was decided that noise, size, height, set back and location would all be factors in their decision. The Commission asked for some time to research the issue. Ms. Mahalick stated she would

continue to provide material for them to review. The Commission was also in favor of including a recertification requirement as is in the Cell Tower Ordinance.

- c) Council Workshop 10/8/08 Sign Ordinance. Ms. Mahalick reported that the Council was going to have a workshop with the Sign Committee on Wednesday, October 8, 2008 and invited the Commissioners to attend.

- 7. Adjourn. Commissioner Turner made a motion to adjourn the meeting. Councilor Fleming seconded the motion. The meeting adjourned at 7:45 p.m.

Gary Chemistruck, Vice Chairman

ATTEST:

Karen Mahalick, Community Development Manager