

**PLANNING & ZONING COMMISSION**  
**6:00 P.M. JULY 7, 2009**  
**EDGEWOOD COMMUNITY CENTER**  
**26 E. FRONTAGE ROAD**  
**MINUTES**

**1. Call to order.**

Commissioner Fulwiler called the meeting order at 6:00 P.M.

Commissioners Present: Bassett, Turner, Jackson, and Commissioner Wilhite.

Commissioners Absent: Commissioner Fleming (Commissioner Fleming arrived later in the meeting.)

Staff Present: Ms. Karen Mahalick,

**2. Approve agenda**

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

**3. Approve minutes of 06/15/09**

**Action:** Commissioner Wilhite made a motion to approve the minutes of June 15, 2009 with the corrections as discussed. Commissioner Bassett seconded the motion. Commissioner Turner asked to make a friendly amendment to the motion to add a correction. The motion carried unanimously.

**4. Findings of Fact:**

- a. Argenbright Motorcycle conditional use permit.  
Ms. Mahalick outlined the findings for the Commission and listed the conditions that they had requested be addressed. She added that all of these concerns had been monitored and to date had not been found to be a problem.

**Action:** Commissioner Wilhite made a motion to approve the conditional use permit for Argenbright Motorcycle Shop. Commissioner Turner seconded the motion. The motion carried unanimously.

**b. Hillcrest**

Ms. Mahalick outlined the findings and conditions for Hillcrest subdivision of 3 tracts. The Commission discussed the Tracts and the Town's potential future ownership.

**Action:** Commissioner Wilhite made a motion to approve the findings of fact regarding Hillcrest Subdivision Final Plat. Commissioner Turner seconded the motion. The motion carried unanimously.

**c. Starquest**

Ms. Mahalick outlined this item and stated that it was found to be in compliance by the Commission and that it move forward and be subdivided. Commissioner Turner pointed out that there were some conditions listed.

**Action:** Commissioner Wilhite made a motion to approve the Starquest findings with an amendment striking item 4 from the findings of fact.

Commissioner Turner seconded the motion. The motion carried unanimously.

**5. Wind Ordinance discussion**

Ms. Mahalick introduced some information from the Energy Committee to the Commission as well as the feedback from the Council.

The Commission entered into a discussion regarding various issues on the Ordinance as well as the Councils' and Energy Committees' input.

At this time Commissioner Fleming was present and the discussions continued.

Mr. Chuck Ring made some comments regarding wind energy. He thanked the Commission for all of their work and can see that they have made a lot of progress.

**6. Transportation Master Plan discussion**

Ms. Mahalick updated the Commission on this item stating NMDOT would make a presentation at the next meeting and requested that the Commission hold off on this discussion until that meeting.

**7. Commercial Design Overlay discussion**

Ms. Mahalick reviewed this item for the Commission and requested they wait until they have had a chance to look at some information that will be provided before they make any decisions. Commissioner Turner asked if the intent of this was to prevent a monotonous appearance.

Ms. Mahalick responded that it was part of the intent as well as providing some design guidelines to streamline the approval process. She also addressed methods of egress and stated that Highways 333 and 344 are governed by the State.

**8. Open Space Ordinance discussion**

Ms. Mahalick asked if the Commission had any questions or comments regarding the Open Space Ordinance.

Commissioner Turner discussed animal waste in the picnic areas and asked for clarification on an item in the Ordinance.

Ms. Mahalick responded that the wording was confusing but that the permitting process could help with this issue. She added that determining the entity to issue the permit was yet to be determined.

Commissioner Jackson pointed out that during the winter months snow could obscure the obvious trails and make it difficult to stay on them as well as police the issue.

Commissioner Fulwiler asked about the penalties and if they were based on State Statute.

Ms. Mahalick stated it was but the 90 days needed to be clarified and is really up to the Judge. She added that she would reword the language for clarity.

The Commission discussed the hours of access and the possibility of seasonally adjusting them.

Commissioner Jackson stated that 1 hour before and 1 hour after will change with the seasons and therefore covers the issue.

The Commission requested a copy of the Albuquerque Open Space Ordinance.

**9. Public Comments**

Chuck ring commented about the wind ordinance.

**10. Calendar Update**

Ms. Mahalick updated the Commission on upcoming events and agenda items. She also recapped the items that she would be providing to the Commissioner before the next meeting.

**11. Adjourn**

**Action:** Commissioner Wilhite made a motion to adjourn the meeting. Commissioner Turner seconded the motion. The motion carried unanimously.

Commissioner Fulwiler adjourned the meeting at 9:48 P.M.

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