

**PLANNING & ZONING COMMISSION**  
**6:00 PM. MARCH 2, 2009**  
**EDGEWOOD COMMUNITY CENTER**  
**26 E. FRONTAGE ROAD**  
**MINUTES**

1. Call to order  
Commissioner Fulwiler called the meeting to order at 6:00PM. All Commissioners were present. Also present was staff-Ms. Karen Mahalick.

2. Approve agenda  
Ms. Mahalick stated that the both Attorneys requested the tabling of Item 5.

**Action:**

Commissioner Fleming made a motion to approve the agenda with the tabling of item 5 and that Item 9 be corrected to state that the next meeting is scheduled for March 16, 2009. Commissioner Wilhite seconded the motion. The motion carried unanimously.

3. Approve minutes of 02/16/09

**Action:** Commissioner Wilhite made a motion to approve the minutes of February 16, 2009 with a correction to the third sentence, paragraph 5, page two to “ed” to the word present. Commissioner Turner seconded the motion. The motion carried unanimously.

**CERTIFICATION THAT PUBLIC NOTICE OF THIS MEETING HAD BEEN POSTED AS REQUIRED WAS MADE BY STAFF.**

**STATEMENT OF PROCEEDINGS WAS READ INTO THE RECORD  
CONFIRMATION OF NO CONFLICTS OF INTEREST/EX PARTE CONTACTS WAS MADE BY ALL COMMISSIONERS.**

4. Zone change Tract E Nanneman, located in section 27, T10N, R7E, NMPM, requesting Commercial C-1 zoning.

At this time all parties to testify were sworn in.

**Discussion:**

Mr. Ivan Nanneman gave testimony stating that the property had been considered commercial prior to the incorporation of the town.

Ms. Mahalick presented a topo map as requested by Commissioner Fleming and stated the zoning surrounding the property was commercial on three sides and residential to the south.

Commissioner Turner asked if any public comment regarding the zone change had been received.

Ms. Mahalick stated that the only comment was from an adjoining resident who believed the area to be zoned as C-1 already and was surprised to hear of this requested action.

Commissioner Fleming asked about an access to the property, Ms. Mahalick stated this was granted by easement from the southern property.

She added that as the property was bordered by commercial zoning on three sides it would be appropriate to approve the Zone change.

**Action:**

Commissioner Fleming made a motion to approve the Zone Change to Commercial C-1. Commissioner Turner seconded the motion. A roll call vote resulted in a unanimous approval.

5. Preliminary plat extension Campbell Ranch.
  - a. SU-2007-11-Minor Subdivision, the Orchards at Campbell Ranch.
  - b. SU-2007-12, Bulk Land Plat of Village Two.

**Action:**

TABLED

**OUT-OF-HEARING**

6. Annexation request for New Mexico American Water, 1.00 acres zoning requested SU.

**Discussion:**

Mr. Steve Williams represented New Mexico American Water and described the annexation request stating that it could be classified as an in-fill annexation for a utility company.

Ms. Mahalick stated that New Mexico American Water was requesting annexation of a 1 acre tract and recommending assumption of an additional 49% of adjoining property as allowed by state statute. Staff reported that the annexation would not require services from the town and met the goals stated in the comprehensive plan.

**Action:**

Commissioner Wilhite made a motion to recommend the one acre that belongs to New Mexico American water be zoned SU and the assumed property be zoned R-1. Commissioner Fleming seconded the motion. The motion carried unanimously.

7. Subdivision Ordinance revision for preliminary plats.

**Discussion:**

Ms. Mahalick stated that this was generated by comments from Mr. Campbell during the initial request from Campbell Ranch for an extension of the preliminary plat. The ordinance does not have procedures for extensions sufficiently detailed. Commissioner Fulwiler asked about the expiration preliminary plat as being one year.

Ms. Mahalick clarified stated that by State Statute Municipalities can add an additional 1 year extension.

Commissioner Bassett requested a change to the wording in Section E2 and presented the text changes clarifying the need for a public hearing.

Commissioners agreed the additional text would be helpful and agreed through consensus to add to the draft recommendation for council to consider.

**Action:**

Commissioner Wilhite made a motion to approve the Subdivision Ordinance changes with the changes to Section E2 and forward it on to the Council.

Commissioner Fleming seconded the motion. The motion carried unanimously.

8. Preliminary plat, George Romo.

**Discussion:**

Ms. Mahalick reviewed this item for the Commission and stated that Mr. Romo had left and that his representative was not present. She stated that this was a request for a waiver of the requirements of the subdivision ordinance.

Commissioner Turner asked for a brief history of this plat.

Ms. Mahalick stated the property had been annexed about 2006 as residential; the plat had been going through review in Santa Fe County previously. Santa Fe Fire had set-up requirements for fire and access which would be applicable still as Santa Fe was the Town's reviewing agency for fire compliance as per our JPA for fire services.

**Action:**

Commissioner Fleming made a motion to approve the waiver of sections 8.B.2.f.8 Storm Drainage Management, 8.B.2.f.8.d Ground Elevations, 8.B.2.f.8.h. Schedule of Lot Development, Section 9, Section 10.K and Section 10.L, for the Preliminary plat phase. The motion was seconded. The motion was unanimously denied.

**9. Calendar Update, next meeting March 16, 2009**

Ms. Mahalick reviewed upcoming calendar events. She also discussed two requests that she had received regarding the Campbell hearing stating that she would provide these documents for the Commissioners review.

Ms. Mahalick asked the Commission if they would like her to place a Public Comment section on the Agenda.

The Commission decided that it would be a benefit to have a Public Comment section added to the Agenda.

Ms. Mahalick updated the Commission on the status of the Sign Ordinance and gave some examples of the various types of signs that will be allowed.

**10. Adjourn.**

Commissioner Wilhite made a motion to adjourn the Meeting.  
Commissioner Fulwiler adjourned the meeting at 7:23P.M.