

MINUTES

TOWN OF EDGEWOOD

PLANNING & ZONING COMMISSION MEETING

January 8, 2018 AT 6:00 PM

27 E. Frontage Rd Community Center

1) Call to Order-Roll call.

Chairman Stanton called the meeting to order with a roll call at 6:05 P.M.

Commissioners Present: Commissioner Dulaney Barrett, Commissioner Cheryl Huppertz,
Commissioner James Lee

Commissioners Absent: Commissioner Craig Wood

Staff Present: Tawnya Mortensen

Public Present and signed in:

Mike Sillings

Michael Sanchez

Donna Sanchez

2) Approve Agenda.

Chairman Stanton asked for a motion to approve the agenda. Tawnya Mortensen asked the Chairman if it would be ok to move the Public Hearing before the Zoning Designation due to Mr. Sillings feeling ill.

Commissioner Barrett motioned to approve the agenda with the changes with Commissioner Lee seconding the motion. All voted aye.

Action: The Agenda was approved unanimously.

3) Approve the Minutes of 12/18/17

Chairman Stanton asked if there were any changes or corrections to the Draft Planning & Zoning Minutes for December 18, 2017. With no changes, Chairman Stanton entertained a motion.

Commissioner Huppertz motioned to approve the minutes from December 18, 2017 with Commissioner Lee seconding the motion. All voted aye.

Action: The Minutes of December 18, 2017 were approved.

4) Election of Planning & Zoning Officers

Chairman Stanton introduced the next item and asked for nominations. Commissioner Huppertz nominated Lorenzo Stanton for Chairman with Commissioner Lee seconding the nomination. All voted aye. Lorenzo Stanton will remain Chairman for 2018. Commissioner Huppertz then nominated James Lee for Vice Chairman. Commissioner Lee accepted the nomination and Commissioner Barrett seconded the nomination. All voted aye. Commissioner James Lee will be Vice Chairman for 2018. Commissioner Huppertz nominated Dulaney Barrett for Secretary. Commissioner Barrett accepted the nomination. Commissioner Lee seconded the nomination. All voted aye. Commissioner Dulaney Barrett will be the Secretary for 2018.

5) Public Hearing Request for Subdivision: Application for Michael J. Sillings for a Subdivision at Tract C-2, Lands of Michael J. Sillings, T10N R7E SEC 20 NMPM, Santa Fe County, Edgewood, New Mexico (138 Dinkle Rd)

Chairman Stanton introduced the next item on the agenda and went through the Quasi-Judicial Procedure. He had each Commissioner state if they had any ex-parte communication or any conflict of interest. Each Commissioner answered no to both. Chairman Stanton then swore in all that would be testifying which included Tawnya Mortensen and Michael J. Sillings. Chairman Stanton then asked staff to give the staff report on the Subdivision. Tawnya Mortensen took everyone through the staff report, reporting that the TAC committee met regarding this subdivision and found that it qualified for the expedited version (Preliminary/Final in same meeting) since it meets proper roads and utilities. She went on to say that this is a simple subdivision meeting all qualifications and staff recommends approving. Chairman asked the Commissioners if they had any questions for staff. Commissioner Huppertz asked if the driveways to each lot would be too close to each other. Tawnya Mortensen explained that if they were commercial properties then yes, they would be too close. She went on to say that in the Town of Edgewood Design Standards, driveway spacing only pertains to commercial property, not residential. She added that the Commission may want to look into changing that. She also added that Norton Henninger did not feel that the driveway spacing would be an issue. Chairman Stanton asked Mr. Sillings to come forward to speak on the Subdivision. Mr. Sillings came forward and stated that he could change the driveways if the Commission felt it was a problem. Chairman Stanton asked Mr. Sillings why the plat that was subdivided in 2002 was never filed. Mr. Sillings explained that a gentleman at the County threw away his plat. With no further questions from the Commissioners and no one in the audience against the plat, Chairman Stanton entertained a motion. Commissioner Huppertz motioned to approve with Commissioner Barrett seconding the motion. Chairman Stanton conducted a roll call vote. Commissioner Lee – aye, Commissioner Huppertz – aye, Commissioner Barrett – aye.

Action: The Subdivision was approved unanimously.

6) Action Item to send to Town Council – Zoning Designation for a portion of Quadrant #4, North of I-40

Chairman Stanton introduced the next item and asked staff to present. Tawnya Mortensen started by showing all in attendance what area was being zoned and the reasoning behind the decision. The area in discussion would be zoned R2 Residential 2-acre lot on some lots and RE Residential Estate in others. A brief discussion ensued on what the main roads were in the area. Chairman Stanton entertained a motion. Commissioner Huppertz motioned to send the zoning designations on to Town Council with Commissioner Lee seconding the motion. All voted aye.

Action: The motion send to Town Council was approved.

7) Discussion Item: Blasting Ordinance

Chairman Stanton introduced the next item and asked staff what changes had been made since the last meeting. Michelle Schmidt stated that no changes were made from the last meeting. Tawnya Mortensen explained that staff had spoken to Cathy Aminoe-Martin regarding emails from Lorenzo Stanton and Leon Rictor with further concerns. She went on to add that Cathy recommended that we leave the sound pressure level at 133 decibels. She explained that Cathy stated that other places had lowered the sound pressure level to 127-128 and it didn't make a difference and they ended up raising

it back up to 133 which is what she recommends. After discussions, it was decided to make the following changes/additions:

Page 4 k. Application fee will be \$500 annually (up to 6 blasts) for quarry's (4.4 c.) and \$100 per blast for Construction sites which will have a separate application that staff will create but the blasting ordinance will apply to them as well. Staff will add a section for construction blasting.

Page 5 6.0 b. The total number and locations of seismographs to be using during blasting operations *within 700 feet of blasting site.*

Page 5 7.0 a. We will change the pre-blast survey feet from 600 to 700.

Page 6 8.1 a1. Notify adjacent structure owners and occupants within *1200 feet* of the blasting We will also add notifications need to be sent to Santa Fe County Fire Department, Town of Edgewood Police Department and Town of Edgewood Town Offices.

Staff will make these changes and send to Commissioners.

8) Discussion– Zoning Ordinance changes for R-1, R-2 & R-5.

Chairman Stanton introduced the next item and asked staff to present. Tawnya Mortensen asked the Commissioner to look at the graph from Los Lunas Zoning Ordinance. She pointed out that a secondary dwelling is not allowed in any residential zone. The only thing that is allowed are accessory apartments. She also added that Santa Fe allows secondary dwellings but only in certain areas like agricultural and rural residential. Which means these are areas that have more acreage. Tawnya emphasized that it's important to stipulate that in R1, Residential 1 acre lots, only attached apartments are allowed for mother in law quarters. There's no enough room to add a whole separate house when septic tanks are used. A brief discussion ensued. The Commissioners would like to visit the difference between attached and detached and what that language would look like and what would be the issues with having the structure detached. Chairman Stanton also would like a builder to weigh in on the size mother in law quarters should be. Staff would make some changes in the zones and take back to the Commissioners on the next meeting.

9) Public Comment - None

10) Matters from the Chair & Commission Members – Chairman Stanton stated he saw a company drilling in his area and stopped to see what they were drilling for. He found out they were drilling for future sewer expansion. Chairman Stanton asked the Mayor (who came into the meeting during the Blasting Ordinance discussion) stated that sometime in the future the sewer will be expanded. He showed everyone on the map what area they were looking at.

11) Matters from the Staff – None

12) Calendar Update & Future Agenda Items –

The next meeting will be January 22, 2018. Commissioner Lee will not be in attendance. At this meeting, the P&Z Commission will hear more Zoning Designations, Subdivision Findings of Fact, Action or Discussion on Zoning Changes and Action on the Blasting Ordinance. They will also have Discussion/Action on adoption of Vista San Pedro for maintenance.

13) Adjourn - Chairman Stanton entertained a motion to adjourn. Commissioner Barrett motioned to adjourn with Commissioner Lee seconding the motion. All vote aye. The motion to adjourn at 7:30 was approved.

Lorenzo Stanton, Chairman

ATTEST:

Dulaney Barrett, Commissioner Secretary