

MINUTES
TOWN OF EDGEWOOD
PLANNING & ZONING COMMISSION MEETING
February 5, 2018 AT 6:30 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 6:30 P.M.

Commissioners Present: Commissioner Dulaney Barrett (arrived late at 6:40), Commissioner Cheryl Huppertz, Commissioner James Lee, Commissioner Craig Wood

Commissioners Absent: None

Staff Present: Tawnya Mortensen, Michelle Schmidt

Public Present and signed in:

Orin Buchleiter

Leslie Buchleiter

Robert Contreras

Joseph Garcia

Darius Garcia

2) **Approval of Agenda.**

Chairman Stanton asked for a motion to approve the agenda. Commissioner Huppertz asked if we could move the Discussion Item for Vista San Pedro up since we have so many in attendance for that item and we don't want to make them wait. Commissioner Huppertz motioned to approve the agenda with the change of moving Item 5 before Item 4. Commissioner Wood seconded the motion. All voted aye.

Action: The Agenda was approved unanimously.

3) **Approval of the Minutes of 1/22/18**

Chairman Stanton asked if there were any changes or corrections to the Draft Planning & Zoning Minutes for January 22, 2018. With no changes, Chairman Stanton entertained a motion.

Commissioner Wood motioned to approve the minutes from January 22, 2018 with Commissioner Lee seconding the motion. All voted aye.

Action: The Minutes of January 22, 2018 were approved.

4) **Discussion/Action Item – Adoption of Vista San Pedro**

Chairman Stanton introduced the next item and asked staff to present. Tawnya Mortensen started by explaining that the staff had received a petition from the residents on Vista San Pedro to have the Town of Edgewood adopt their road. She went on to explain that Norton Henninger, Town of Edgewood Road Supervisor and Renee Nix, Santa Fe County Fire Inspector both look at the road for design standards and fire safety standards. Tawnya Mortensen then read the staff report which concluded that Vista San Pedro did not meet the minimum standards to be adopted by the Town of Edgewood and staff did not recommend that the Town adopt the road. Chairman Stanton asked if the Commissioners had any questions for staff and no one did. He then opened it up to the audience to come up to the podium and speak on the matter. Orin Buchleiter came forward and spoke to the first

issue regarding the road which was the width. He stated that the road used to be 20' wide but through the years the road had sluffed off. He went on to say that they used to be able to maintain the road themselves but the residents have gotten older and so have their tractors. He added that twelve years ago base course was put down but recently they have gotten bad pot holes and they have no way to maintain the road now. He also addressed that they have had emergency vehicles down that road and they use one of the resident's driveways to turn around in. A brief discussion continued regarding how to help small private roads that are unable to afford to improve the road in order to be adopted. Chairman Stanton told the Vista San Pedro residents that were in attendance to go to the Town Council meetings and speak during Public Comment so that they will be aware of the problem as well. Commissioner Wood asked who lived at the end of the road and is there enough room there to build a cul de sac. A resident from the audience spoke to the question but the audio did not pick up what he was saying. Leslie Buchleiter asked if maybe there was a grant that could be written for issues such as these. Michelle Schmidt spoke to how grants work and it may be possible to find one but it takes quite a while to search. Chairman Stanton entertained a motion. Commissioner Huppertz motioned to deny the request to send to Town Council for the adoption of Vista San Pedro with Commissioner Wood seconding the motion. All voted aye.

Action: The request to send to Town Council was denied.

5) Action Item to Send to Town Council – Zoning Designation for a Portion of Quadrant #4 North of I40

Chairman Stanton introduced the next item on the agenda and asked staff to present. Tawnya Mortensen began with showing the Commissioners the area on the map that would be zoned. She explained that the two zoning designations that were given for this area would be R2 – Residential 2 acre lots, RE Residential Estates and a few Agricultural lots. She added that she did not have any complaints about the zoning designations that were being given, only questions and complaints regarding the annexation. A brief discussion ensued. Chairman Stanton entertained a motion. Commissioner Huppertz motioned to send to Town Council for approval with Commissioner Barrett seconded the motion. All voted aye.

Action: The motion to send to Town Council was approved unanimously.

6) Discussion/Action Item – Road Surfacing Priority List

Chairman Stanton introduced then next item and asked staff to present. Tawnya Mortensen explained the sheet that was in the packet that explained what to look for when deciding which roads to choose to be resurfaced. She then showed the Commissioners the areas on the map that are being considered. She explained the importance of connectivity and where areas were more important than others. The Commissioners asked about the cost and Tawnya said she'd try to get that information for them by the next meeting. She also stated that she would get a copy of the bus routes as well. A brief discussion continued and it was decided to wait until there is more information before any decisions would be made. Tawnya explained that they do need to take their time on this.

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

Chairman Stanton introduced the next item and asked staff to present. Tawnya Mortensen went through the changes she had added. The changes were the following: R5 – add the language that secondary quarters will not be allowed in this zone. Tawnya explained that she would like to rewrite the Conditional Use and District Standards section for R5 to better fit the zoning there. It was agreed that a rewrite would be done for the next meeting.

8) Matters from the Chair & Commission Members – Chairman Stanton asked if any Commissioners had any matters. Commissioner Huppertz asked if could start working on the driveway spacing for residential areas. Tawnya Mortensen said she would put it in for the next meeting.

9) Matters from the Staff – None

10) Calendar Update & Future Agenda Items –

The next meeting will be February 19, 2018 at 6:00 pm. At this meeting, the P&Z Commission will hear the final Zoning Designations, Action on Zoning Changes, Discussion on Mining Ordinance and Discussion on Road Surfacing List. Commissioner Wood let everyone know that he will not be at the February 19th meeting.

11) Adjourn - Chairman Stanton entertained a motion to adjourn. Commissioner Lee motioned to adjourn with Commissioner Huppertz seconding the motion. All vote aye. The motion to adjourn at 7:45 was approved.

Lorenzo Stanton, Chairman

ATTEST:

Dulaney Barrett, Commissioner Secretary