

TORRANCE COUNTY PLANNING & ZONING BOARD

AGENDA

Commission Chambers Administrative Offices 205 S 9th Street Estancia New Mexico 87016

REGULAR MEETING

December 7, 2022

CALL TO ORDER: 9:30 a.m.

Pledge of Allegiance

Public Comment

Speakers limited to 2 minutes-time may not be donated to another

Approval of Agenda

Approval of Agenda for December 7, 2022 meeting

Approval of Minutes

Approval of Minutes for November 2, 2022 meeting

Approval of Findings

Approval of Findings for November 2, 2022 meeting

ACTION ITEMS:

1. Variance to Setback

Applicant: Charles Miller
Agent: New Mexico Water Service, Martin Torrez
Site: Lot 51-B, Unit 2, Indian Hills Estate subdivision
Zone: RR, Rural Residential, 2.5 acre minimum

2. Variance to Area: Create parcels smaller than the District Standard

Applicant: John Heckendorn
Agent: East Mountain Survey, Larry Dominguez
Site: W2 Section 8, T.9N., R.10E., NMPM
Zone: C, Conservation District 40 acre minimum

3. Claim of Exemption #9: Family Transfer

Applicant: John Heckendorn
Agent: East Mountain Survey, Larry Dominguez
Site: W2 Section 8, T.9N., R.10E., NMPM
Zone: C, Conservation District 40 acre minimum

4. Conditional Use Permit: Home Based Fitness Facility

Applicant: Nicole Sigala
Agent: Self
Site: Lot 11, Block 2, Squaw Valley Subdivision, being 46 Little Cloud
Zone: RR, Rural Residential, 2.5 acre minimum

5. Variance: Tower Height over 80 feet

Applicant: Pattern Energy
Agent: Adam Cernea-Clark
Site: Portions of T.9N, R.13E/ T.9N, R.14E/ T.9N, R.15E/ T.8N, R.11E/ T.8N, R.13E/ T.8N, R.14E/
T.8N, R.15E/ T.7N, R.11E/ T.6N, R.13E/ T.5N, R.13E/ T.4N, R.13E/ T.4N, R.14E/ T.3N, R.13E/ T.3N, R.14E
Zone: T.9N = D-1, Minor Commercial Development, D-3 Major Development,
A, Agricultural, 40 acre minimum, C, Conservation, 40 acre minimum
T.8N = A, Agricultural, 40 acre minimum
T.7N = A, Agricultural, 40 acre minimum
T.6N = Special Use, A, Agricultural, 40 acre minimum
T.5N = Special Use, A, Agricultural, 40 acre minimum
T.4N = Special Use, A, Agricultural, 40 acre minimum
T.3N = Special Use, A, Agricultural, 40 acre minimum

6. Special Use: Alternative Special Use District Boundary

Applicant: Pattern Energy
Agent: Adam Cernea-Clark
Site: Portions of T.9N, R.13E/ T.9N, R.14E/ T.9N, R.15E/ T.8N, R.11E/ T.8N, R.13E/ T.8N, R.14E/
T.8N, R.15E/ T.7N, R.11E/ T.6N, R.13E/ T.5N, R.13E/ T.4N, R.13E/ T.4N, R.14E/ T.3N, R.13E/ T.3N, R.14E
Zone: T.9N = D-1, Minor Commercial Development, D-3 Major Development,
A, Agricultural, 40 acre minimum, C, Conservation, 40 acre minimum
T.8N = A, Agricultural, 40 acre minimum
T.7N = A, Agricultural, 40 acre minimum
T.6N = Special Use, A, Agricultural, 40 acre minimum
T.5N = Special Use, A, Agricultural, 40 acre minimum
T.4N = Special Use, A, Agricultural, 40 acre minimum
T.3N = Special Use, A, Agricultural, 40 acre minimum

7. 2023 P&Z Meeting Schedule

Action: Recommendation to County Commission
Agent: Don Goen- Planning & Zoning Director

DISCUSSION ITEMS: None

Pursuant to New Mexico State Statute Section 10-15-1 through 10-15-4 (NMSA 1978), these issues can be addressed in general. No decision can be rendered at this meeting.

EXECUTIVE SESSION:

As per motion and roll call vote, pursuant to New Mexico state statute section 10-15-1, the following matters will be discussed in closed session

ADJOURN:

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meetings, please contact the Torrance County Manager's Office at 205 9th Street, Room 24, Estancia, NM 87016 (505) 544-4700 at least one week prior to the meeting or as soon as possible. Public documents, including the agendas and minutes, can be provided in various accessible formats. Please contact the Torrance County Clerk's Office at 205 9th Street, Room 1, Estancia, NM 87016 (505) 544-4350 if a summary or other type of accessible format is needed.

MEETING FORMAT

All those presenting before the Board must be sworn in.

1. Each item will be introduced by Staff.
2. Staff report.
3. The Applicant may then address the item.
4. The Chairman will then give those in favor of the item an opportunity to speak.
5. The Chairman will then give those in opposition to the item an opportunity to speak.
6. The Chairman may then allow limited questions and/or discussion from the floor.
7. The Applicant shall have the opportunity to rebut.
8. Staff report.
9. The item will be "brought to the table". All discussion and/or debate is terminated except for questions, comments, or discussion initiated by Board Members.
10. The Board will vote on the item and the findings will be announced.
11. Any other information needed on a given item can be obtained from the Planning & Zoning Office after the meeting has adjourned.