

TORRANCE COUNTY PLANNING & ZONING BOARD
AGENDA

Commission Chambers Administrative Offices 205 S 9th Street Estancia New Mexico 87016
REGULAR MEETING
September 2, 2026

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 September 2, 2026 meeting
Approval of Minutes: Approval of Minutes for August 8, 2026 meeting

DISCUSSION: Procedure

REGULAR BUSINESS

ACTION ITEMS

1. Claim of Exemption 13: 5 year Claim of Exemption

Applicant: Gift of Work, LLC
Agent: Clint Hanley, Trustee
Site: E2, E2, SW4, SE4, Section 20, T.8N., R.9E., NMPM, known as 236 Calle Del Sol.
Zone: AP-5, Agricultural Preservation, 5 Acre minimum

2. Claim of Exemption 7: Lot line Adjustment

Applicant: James Bouton
Agent: Self
Site: Tract A-2-A within Lot 8, Projected Section 6, T.5N., R.6E., NMPM
Zone: Special Use District , SU-32

PUBLIC HEARING

3. Variance: Tower height Over 80 feet (wind turbines)

Applicant: Pattern Energy
Agent: Taylor Schendel
Site: Portions of T.6N., R.12E.; T.6N., R.13E.; T.6N., R.14E.; T.7N., R.12E.; T.7N., R.13E.; T.7N., R.14E.; T.7N., R.15E.; T.8N., R.13E.; T.8N., R.14E.; T.8N., R.15E.; T.9N., R.14E.
Zone: A, Agricultural, 40 acre minimum; C, Conservation, 40 acre minimum; SU-34 El Cabo; Village of Encino

4. Special Use: Wind Energy Power Generating facility

Applicant: Pattern Energy
Agent: Taylor Schendel
Site: Portions of T.6N., R.12E.; T.6N., R.13E.; T.6N., R.14E.; T.7N., R.12E.; T.7N., R.13E.; T.7N., R.14E.; T.7N., R.15E.; T.8N., R.13E.; T.8N., R.14E.; T.8N., R.15E.; T.9N., R.14E.
Zone: A, Agricultural, 40 acre minimum; C, Conservation, 40 acre minimum; SU-34 El Cabo; Village of Encino

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 S 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.