

TORRANCE COUNTY PLANNING & ZONING BOARD

AGENDA

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

REGULAR MEETING

September 2, 2020

Due to the Governor's Public Health Order there is limited seating available at the meeting reserved for applicants & members of the public offering comment on action items.

The public may attend via teleconference by dialing 505-544-4339 and entering conference id 546375.

Please make comment only during the comment phase of each item, see format (re: items 3 and 4 appear on page 3). Please be courteous to other callers by not attempting to speak while others comment. Everyone who wishes to comment will be given the opportunity to do so.

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, 2020 meeting

Approval of Minutes: Approval of Minutes for August 5, 2020 meeting

ACTION ITEMS:

1. Claim of Exemption # 13: Land Division

Applicant: Wimmer & Noles

Agent: Lorenzo Dominguez, East Mountain Surveying

Site: The Northerly 80 acres of the tract comprised of the SE 4, S2NE4 of Section 30 and the N2 Section 31, T.7N., R.8E., NMPM.

Zone: AP-5, Agricultural Preservation, 5 acre minimum

2. Claim of Exemption # 1: Land Division

Applicant: Collete Valdez

Agent: Lorenzo Dominguez, East Mountain Surveying

Site: A tract of land located in the NW4 of Section 32, T.7N., R.7E., NMPM

Zone: AP-40, Agricultural Preservation, 40 acre minimum

3. Claim of Exemption #1: Land Division

Applicant: The Delma E. Prather Revocable Trust

Agent: Dennis Wallin, The Spence Lawfirm, LLC

Site: Section 27, T.5N., R.12E NMPM

Zone: A, Agricultural

4. Claim of Exemption #13: Land Division

Applicant: The Berlier Ranch, LLC

Agent: Dennis Wallin, The Spence Lawfirm, LLC

Site: Section 27, T.6N., R.15E NMPM

Zone: A, Agricultural

5. Variance to Area Limitation for a Salvage Yard

Applicant: Charles Van Leeuwen

Agent: Ahmad Assed & Associates, LLC
Site: Tract B, Lands of the Lincoln Land Co. being 39 Red Bluff Rd.
Zone: C, Conservation

6. Public Hearing: Special Use change in zoning

Applicant: Ancho Wind, LLC, Cowboy Mesa, LLC, Duran Mesa, LLC, Pattern SC Holdings, LLC, Red Cloud Wind, LLC, Tecolote Wind, LLC, Viento Loco, LLC, & Clines Corners Wind Farm, LLC being subsidiaries of Pattern Energy Group, LP.
Agent: Adam Cernea Clark, Pattern Energy Group, LP.
Site: N2 Section 15, T.5N., R.12E. NMPM, Lands of Delma E. Prather Rev. Trust, Sections or portions of Sections 22, 23, 26, 27, 33, 34, 35 T.4N., R.12E., NMPM, and Gov't. Lots 1-4, the S2 N2 Section 3, T.3N., R.12E. NMPM, Lands of Dwight E. Luna, the NE4, N2 SE4 of Section 24, T.3N., R.12E., the W2 SE4 Section 18, the W2, the W2 NE4 of Section 19, T.3N., R.13E. NMPM less & except parcel 1073015060216000000 in T.3N., R. 13E. NMPM
Zone: A, Agricultural

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: None

As per motion and roll call vote, pursuant to New Mexico state statute section 10-15-1, these 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 either by Staff or by the Applicant.
2. The Applicant may then address the item.
3. The Chairman will then give those in favor of the item an opportunity to speak.
4. The Chairman will then give those in opposition to the item an opportunity to speak.
5. The Chairman may then allow limited questions and/or discussion from the floor.
6. The Applicant shall have the opportunity to rebut.
7. 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.
8. The Board will vote for or against the item and the findings will be announced.
Please note that if any Planning & Zoning Board members are attending via teleconference all votes will be by roll call.
9. Any other information needed on a given item can be obtained from the Planning & Zoning Office after the meeting has adjourned.