

TORRANCE COUNTY PLANNING & ZONING BOARD

AGENDA

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

REGULAR MEETING

April 7, 2021

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. 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 April 7, 2021 meeting

Approval of Minutes: Approval of Minutes for March 3, 2021 meeting

ACTION ITEMS:

1. Claim of Exemption #7: Lot Line Adjustment

Applicant: Charles Van Leeuwen

Agent: Self

Site: Tracts A & B, being the SE4, NE4, Section 1, T.3N., R.6E., NMPM known as 39 Red Bluff Rd.

Zone: C, Conservation District, 40 Acre minimum

2. Conditional Use for Home Based Business: FFL

Applicant: Adam Layer

Agent: Self

Site: Lot 45-C, being a portion of Lot 45 of Holly Hills Subdivision, known as 173 Skyline Dr.

Zone: RR, Rural Residential District, 2.5 Acre minimum

3. Variance: Create parcels smaller than District minimum standard

Applicant: Fidel Chavez

Agent: Senaida Anaya

Site: Tract 1, Lands of Abran Vigil, being a portion of Tract 1-A, being a portion of Tract 17 within the Town of Torreon Land Grant, within Projected Sections 22, 23, 26, & 27, T.6N., R.6E., NMPM.

Zone: RCP, Rural Community Preservation District, 40 Acre minimum

4. Variance: Tower Height over 80 feet

Applicant: Pattern SC Holdings, LLC, Pastura Wind, LLC

Agent: Adam Cernea-Clark

Site: SW4, SE4, Section 1, T.9N., R.14E., NMPM

Zone: C, Conservation District, 40 Acre minimum

5. Conditional Use permit: MET Tower

Applicant: Pattern SC Holdings, LLC, Pastura Wind, LLC
Agent: Adam Cernea-Clark
Site: SW4, SE4, Section 1, T.9N., R.14E., NMPM
Zone: C, Conservation District, 40 Acre minimum

6. Variance: Tower Height over 80 feet

Applicant: Pattern SC Holdings, LLC, Pastura Wind, LLC
Agent: Adam Cernea-Clark
Site: SE4, NW4, Section 16, T.9N., R.15E., NMPM
Zone: C, Conservation District, 40 Acre minimum

7. Conditional Use permit: MET Tower

Applicant: Pattern SC Holdings, LLC, Pastura Wind, LLC
Agent: Adam Cernea-Clark
Site: SE4, NW4, Section 16, T.9N., R.15E., NMPM
Zone: C, Conservation District, 40 Acre minimum

8. Variance: Tower Height over 80 feet

Applicant: Pattern SC Holdings, LLC, Pastura Wind, LLC
Agent: Adam Cernea-Clark
Site: NW4, NE4, Section 32, T.9N., R.15E., NMPM
Zone: A, Agriculture, 40 Acre minimum

9. Conditional Use permit: MET Tower

Applicant: Pattern SC Holdings, LLC, Pastura Wind, LLC
Agent: Adam Cernea-Clark
Site: NW4, NE4, Section 32, T.9N., R.15E.,
Zone: A, Agriculture, 40 Acre minimum

DISCUSSION ITEMS:

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 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.