

**TORRANCE COUNTY PLANNING & ZONING BOARD**

**AGENDA**

Commission Chambers Administrative Offices 205 S 9<sup>th</sup> Street Estancia New Mexico 87016

**REGULAR MEETING**

**January 5, 2022**

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 January 5, 2022 meeting

**Approval of Minutes:** Approval of Minutes for November 3, 2021 meeting

**ACTION ITEMS:**

**Old Business**

**1. Claim of Exemption #7: Lot Line Adjustment**

Applicant: Jeffrey E. Eckles

Agent: Southwest Mountain Surveys Inc, Mitch Noonan & Desiree Romero

Site: Tract A-3 and Tract A-4-2 Lying and being Situate Section 28, T.6N., R.7E, NMPM

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

**2. Claim of Exemption #10: Temporary division of land to provide security for a Mortgage**

Applicant: Jacob Wimmer

Agent: Self

Site: Tract B, within Sections 30 & 31, T.7N., R.8E., NMPM

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

**3. Claim of Exemption #9: Family Transfer**

Applicant: Rosa Aragon Salas & Gustavo Vazquez

Agent: East Mountain Survey, Lorenzo Dominguez

Site: Lot 36, Moriarty Estates subdivision

Zone: RR, Rural Residential, 2.5 acre minimum

**4. Conditional Use for Home Based Business: Custom Gunsmithing**

Applicant: Nathan Schafer

Agent: Self

Site: Indian Hills Block 4 Tract 5-A-4-A, being 2 Shannon Ct.

Zone: RR, Rural Residential, 2.5 acre minimum

**5. 2022 P&Z Meeting Schedule**

Action: Recommendation to County Commission

Agent: Steve Guetschow- Planning & Zoning Director

**Current Business**

**6. Variance: Tower Height Over 80 feet**

Applicant: Pattern Energy  
Agent: Self  
Site: SW4, SW4, Section 11, T.7N., R.14E., NMPM  
Zone: Agricultural, 40 acre minimum

**7. Conditional Use for Met Tower**

Applicant: Pattern Energy  
Agent: Self  
Site: SW4, SW4, Section 11, T.7N., R.14E., NMPM  
Zone: Agricultural, 40 acre minimum

**8. Variance: Tower Height Over 80 feet**

Applicant: Pattern Energy  
Agent: Self  
Site: NW4, SW4, Section 4, T.7N., R.15E, NMPM  
Zone: Agricultural, 40 acre minimum

**9. Conditional Use for Met Tower**

Applicant: Pattern Energy  
Agent: Self  
Site: NW4, SW4, Section 4, T.7N., R.15E, NMPM  
Zone: Agricultural, 40 acre minimum

**10. Variance: Tower Height Over 80 feet**

Applicant: Pattern Energy  
Agent: Self  
Site: Lot 4, Section 7, T.7N., R.15E., NMPM  
Zone: Agricultural, 40 acre minimum

**11. Conditional Use for Met Tower**

Applicant: Pattern Energy  
Agent: Self  
Site: Lot 4, Section 7, T.7N., R.15E., NMPM  
Zone: Agricultural, 40 acre minimum

**12. Variance: Tower Height Over 80 feet**

Applicant: Pattern Energy  
Agent: Self  
Site: SE4, NW4, Section 10, T.7N., R.15E., NMPM  
Zone: Agricultural, 40 acre minimum

**13. Conditional Use for Met Tower**

Applicant: Pattern Energy  
Agent: Self  
Site: SE4, NW4, Section 10, T.7N., R.15E., NMPM  
Zone: Agricultural, 40 acre minimum

**14. Variance: Tower Height Over 80 feet**

Applicant: Pattern Energy  
Agent: Self  
Site: SW4, SE4, Section 22, T.9N., R.13E., NMPM  
Zone: Agricultural, 40 acre minimum

**15. Conditional Use for Met Tower**

Applicant: Pattern Energy  
Agent: Self  
Site: SW4, SE4, Section 22, T.9N., R.13E., NMPM  
Zone: Agricultural, 40 acre minimum

**16. Variance: Tower Height Over 80 feet**

Applicant: Pattern Energy  
Agent: Self  
Site: NE4, NE4, Section 25, T.9N., R.13E., NMPM  
Zone: Agricultural, 40 acre minimum

**17. Conditional Use for Met Tower**

Applicant: Pattern Energy  
Agent: Self  
Site: NE4, NE4, Section 25, T.9N., R.13E., NMPM  
Zone: Agricultural, 40 acre minimum

**18. Variance: Tower Height Over 80 feet**

Applicant: Pattern Energy  
Agent: Self  
Site: NE4, NE4, Section 35, T.9N., R.13E., NMPM  
Zone: Agricultural, 40 acre minimum

**19. Conditional Use for Met Tower**

Applicant: Pattern Energy  
Agent: Self  
Site: NE4, NE4, Section 35, T.9N., R.13E., NMPM  
Zone: Agricultural, 40 acre minimum

**20. Variance: Tower Height Over 80 feet**

Applicant: Pattern Energy  
Agent: Self  
Site: NE4, NW4, Section 32, T.9N., R.14E., NMPM  
Zone: Agricultural, 40 acre minimum

**21. Conditional Use for Met Tower**

Applicant: Pattern Energy  
Agent: Self  
Site: NE4, NW4, Section 32, T.9N., R.14E., NMPM  
Zone: Agricultural, 40 acre minimum

**22. Variance: Tower Height Over 80 feet**

Applicant: Pattern Energy  
Agent: Self  
Site: SE4, SW4, Section 34, T.9N., R.14E., NMPM  
Zone: Agricultural, 40 acre minimum

**23. Conditional Use for Met Tower**

Applicant: Pattern Energy  
Agent: Self  
Site: SE4, SW4, Section 34, T.9N., R.14E., NMPM  
Zone: Agricultural, 40 acre minimum

**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 9<sup>th</sup> 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 9<sup>th</sup> 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.