

SPECIAL MEETING

**City of Anthony, NM Planning and Zoning Commission
Municipal Building
824 Anthony Dr.
Anthony, NM 88021**

Thursday, February 7, 2013

6:00 P.M.

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**

THOSE ITEMS ON THE AGENDA INDICATED BY AN ASTERISK (*) ARE ON THE CONSENT AGENDA AND WILL BE VOTED ONE BY ONE MOTION UNLESS A COUNCILOR REQUESTS THAT A SPECIFIC ITEM BE REMOVED AND PLACED ON THE REGULAR AGENDA FOR DISCUSSION PURPOSES.

- 4. APPROVAL OF AGENDA ORDER**
- 5. APPROVAL OF MINUTES**
 - *Regular Meeting- Thursday, October 11, 2012**
 - *Special Meeting – Monday, November 5, 2012**
 - *Regular Meeting – Thursday, December 13, 2012**
- 6. PUBLIC HEARING**
 - A. The Planning and Zoning commission will be accepting public comments on the proposed Sub-division Regulations.
- 7. PUBLIC MEETING**
 - Consideration and Action:**
 - A. Consideration and action to adopt a resolution enacting subdivision regulations for the City of Anthony, New Mexico.
 - B. A resolution adopting the times and dates of regular meetings of the Planning and Zoning Commission.
- 8. PUBLIC COMMENTS**
- 9. COMMISSION MEMBER COMMENTS**
- 10. CHAIRMAN COMMENTS**
- 11. ADJOURNMENT**

NM Gas Company
Anthony Post Office
Senior Citizen Center
Anthony Water & Sanitation District


Christy Sitientes
Planning and Zoning Clerk

PLEASE NOTE: *If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact Office of the City Clerk at 575-882-2983 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact Office of the City Clerk at 575-882-2983, if a summary or other type of accessible format is needed.*

SPECIAL MEETING

City of Anthony, NM Planning and Zoning Commission
Municipal Building
824 Anthony Drive
Anthony, NM 88021

Thursday, February 07, 2013
6:00 P.M.

MINUTES

1. CALL TO ORDER @ 6:00pm by Fernando Herrera

2. PLEDGE OF ALLEGIANCE by Betty Gonzalez

3. ROLL CALL: Present – Chair Herrera, Comm. Madrid, Comm. Brumlow, Comm. Gomez, Absent – Comm. Gonzalez

4. APPROVAL OF AGENDA ORDER *Motion was made by Comm. Brumlow to approve order of agenda, 2nd by Comm. Madrid, unanimous vote, motion passed and agenda was approved.*

5. APPROVAL OF MINUTES

** Regular Meeting – Thursday, October 11, 2012 - Motion was made by Comm. Brumlow to approve these minutes, 2nd by Comm. Gomez, unanimous vote, motion passed and minutes were approved.*

** Special Meeting – Monday, November 05, 2012 - Motion was made by Comm. Brumlow to approve these minutes, 2nd by Comm. Madrid, unanimous vote, motion passed and minutes were approved.*

** Regular Meeting – Thursday, December 13, 2012 - Motion was made by Comm. Brumlow to approve these minutes, 2nd by Comm. Gomez, unanimous vote, motion passed and minutes were approved.*

6. PUBLIC HEARING

A. The Planning and Zoning Commission will be accepting public comments on the proposed Sub-division Regulations.

Mr. Jose Terrones with Anthony Water and Sanitation District was in attendance and had the following comments in regards to the sub-division regulations. Page 16, paragraph 5 *Ground Elevation* – there appears to be a typing error in the document and the word side should be site.

Page 9. Fee Schedule, Article 2, section 2, paragraph D.; Reads as follows; *Engineering inspection and plat review fee of one and three quarter percent (1.375%) of the total estimated cost of the development of the subdivision will be paid by the subdivder prior to the final acceptance of the subdivision by the City.* Mr. Terrones questioned where we got these figures and commented that he thinks these proposed fees are too high. He does not think that

developers will like these fee and fears that these high fees will drive away potential developers. He thought that these fees were too high for review only.

Chairman Herrera asked what Mr. Terrones thought would be a reasonable fee?

Jose Terrones – A flat fee is usually used a % rate is a good idea because you can tie the fees to the total cost of the project however, this fee is too high.

Chairman Herrera – The City would like good quality workmanship in these projects and lower fees might enable standard work but he said he would ask the Board of Trustees to check previous drafts to see what the fee was, and if it was a \$250 flat fee, why it changed. **Chairman Herrera** added that he would bring it up to BOT but that it was ultimately up to them to leave as is or change.

James Scott - These fees were copied from the counties subdivision standard fees. I think that the BOT would respect the opinion of the P&Z Committee, what is a reasonable rate, 1%?

Commissioner Brumlow – I do not know what this fee is based on.

Jose Terrones – What all do these fees include, are the engineering fee separate? If these fees were copied from the county it would be nice to see how they arrived at this figure.

Chairman Herrera – Have you ever seen %'s used?

Jose Terrones – I've seen flat fees based on a schedule. Similar to what permit fees are based on. Can we look at this closer prior to approving?

Commissioner Gomez – The % will fluctuate with the market.

Chairman Herrera – How do you want to present this to the BOT?

Commissioner Gomez - "We propose that this be accepted with further review and evaluation of Article 2, Section 2, Paragraph D. (Page 9)"

Chairman Herrera – Does the commission agree?

Commissioner Brumlow – Yes

7. PUBLIC MEETING

Consideration and Action

A. Consideration and action to adopt a resolution enacting subdivision regulations for the City of Anthony, New Mexico. *Comm. Gomez made the motion to approve the consideration and action to adopt a resolution enacting subdivision regulations for the City of Anthony, New Mexico, with the proposal that there be further review by the Board of Trustees of Page 9. Article 2, Section 2, paragraph D. 2nd by Comm.Brumlow, unanimous vote, motion passes.*

B. A resolution adopting the times and dates of regular meetings of the Planning and Zoning Commission. *Comm. Brumlow made a motion to approve the resolution adopting the times and dates of the regular meeting of the Planning and Zoning Commission. 2nd by Comm. Madrid. Unanimous vote; Motion passes.*

8. Public Comment –

James Scott – These sub design standards are based off of the Existing Dona Ana County Design Standards which were written in 2010, we need to review them. I can provide copies for your review.

Jose Terrones – There are some references here to New Mexico High Way Specifications.

James Scott- Enrique may have rolled them into this document.

Jose Terrones- These are more like HWY design standards

James Scott- I will review the subdivision standards

Chief Herrera – I am confident that this covers everything and is compliant.

Comm. Madrid – Pg. 25, #5 #8, we had discussed not having cul-de-sacs, and does anyone know what a street jog is?

Jose Terrones- It's a center line offset.

James Scott – Does anyone know where the Cul-de-Sac parallel to 4th street is? It is a cul-de-sac because it can't intersect. You can't have dead-ends, but cul-de sacs are pretty standard.

Jose Terrones – What governs that is fire trucks, they need room to turn around.

Chairman Herrera – Going back to Mr. Madrid question, It has to have a 50 foot radius in order to turn around. Again, all these standards, the BOT have has the power to change or amend.

9. Commission Member Comments - Comm. Brumlow -When a regular meeting is canceled due to lack of cases we should still use those times to go over zoning and other things.

Chairman Herrera - If we don't have any cases for the next meeting on February 14, 2013, we will cancel that one, but after that, starting with the meeting of the 28th we will have meetings even if we have no cases.

10. Chairman Comments – Just to let you know there has been a legal inquiry, the Rios case- a case we denied. Off of Monroe, it was 1 lot/1 dwelling. The County shows that it is 1 lot. They moved out a mobile home and cannot move another in.

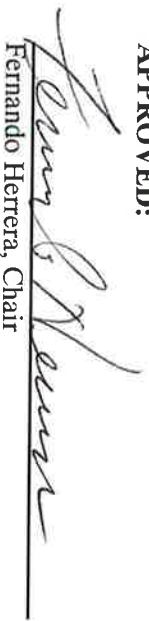
Comm. Brumlow – That's why we want to rezone, to make the city nicer.

Charmain Herrera – Mr. Mancera, the man that wanted to open a swap meet. We met with him and showed him all the zoning and planning standards. He understands and he agrees now.

Chairman Herrera – For public record, commissioners must be at these meetings. We must have 100% participation. If you do not feel that you can participate 100% maybe you should step down.

11. ADJOURNMENT @ 6:55pm, motion made to adjourn by Comm. Brumlow, 2nd by Comm. Madrid, unanimous vote, meeting adjourned.

APPROVED:


Fernando Herrera, Chair

ATTEST:



Christy Sifuentes – Planning and Zoning Clerk

{SEAL}

Prepared by Christy Sifuentes

Approved at Regular Meeting held on February 28, 2013