Development Review Committee  
Special Meeting Minutes  
Thursday, March 30, 2017,  
10:00 a.m.

THESE MINUTES ARE NOT VERBATIM, THEY ARE SUMMARY

MEMBERS PRESENT:  
Paul Dugi, Flood Commission Director  
Robert Armijo, County Engineer  
Robert Duran, Engineering  
Arturo Herrera, Fire Prevention Specialist  
Edgar Pinon, Fire Prevention Specialist  
Luis Marmolejo, Senior Planner  
Michael Garza, Engineering Intern, Flood  
John Gwynn, Engineering Supervisor

OTHERS PRESENT:  
Wesley Hall, Ideals, Inc.  
Rosie Lack, RVC RVO KCF  
Nick Carson, RVC RVO KCF  
Jannette Kresser, Recording Secretary  
Daryl Stailey, Morrow Enterprises  
Warren Morrow, Morrow Enterprises  
Cuco Perea, Ideals, Inc.  
Albert Casillas, Community Development

CALL TO ORDER: Luis Marmolejo, Senior Planner – 10:00 am.

1. APPROVAL OR CHANGES TO AGENDA:
   Luis Marmolejo: Staff has a change for the agenda: Item no. 4, V17-002 has been withdrawn and will be presented at a later time.

2. APPROVAL OF MINUTES FROM FEBRUARY 16, 2017
   Move: Paul Dugie  
   Second: Robert Armijo  
   Motion carries. Approved by a response of Aye by all present.

NEW BUSINESS

3. NEW BUSINESS
   Luis Marmolejo: Case # MSDA16-001, Rio Valley Onion Plant Rincon New Mexico: Submitted by Warren Marrow. A request to review the asphalt requirements for driveway access and parking lot areas. The property is identified by parcel # R1200498.

   Warren Morrow: This project originally consisted of 8 inches of base course and was changed to 8 inches of base course with 3 inches of asphalt. They feel that the 3 inches of asphalt is not feasible as there was not a geo-technical report completed designing the project. There are several different soil types on the property and without the geo-technical report it cannot be determined in 3 inches would be sufficient. This property will primarily have heavy loaded trucks on it a few months out of the year and the asphalt will remain dormant the rest of the year which is a concern for the maintenance and durability of the asphalt. The owners have their own equipment and will be able to maintain the road themselves with graders and water trucks.

   Wesley Hall: As the engineer, we are in agreement with the contractor. Considering the differences in soil types (thick clay to sandy), we do not recommend asphalt without having it properly designed.
Robert Armijo: Just as clarification, you said there was not a geotechnical report done for the asphalt?

Wesley Hall: Correct. There was not a geotechnical report done at all.

Warren Morrow: The plans still call out for a turn out off of the main county road with 3 inches over 6 inches base course. This goes from the county road to just short of the railroad tracks. The remaining drive-ways will be 8 inches of base course which is what the current plans show. There is also 1.5 inches over 6 inches of base course for the parking area.

Robert Duran: The current plans when they came in showing the changes to the ponding areas, show no pavement except in the parking spots and the turn-off of the county road.

Art Herrera: Our concern is that it is going to meet the weight of a 75,000 lb. fire apparatus. As long as we can get in and out without any problems, then it does not matter if it is gravel, asphalt or concrete.

Wesley Hall: The plans call for 8 inches base course over 12 inches of subgrade. This will be sufficient, but we will provide you with something stating that it will meet the weight requirements.

Robert Armijo: Perhaps a maintenance agreement would be beneficial stating that the owners will maintain the base course and help in suppressing dust. I would recommend the maintenance plan as well as the certification on the base course.

Art Herrera: Yes, that would work.

Luis Marmolejo: Do you see any complications with dust?

Warren Morrow: I don’t see a problem with dust as the majority of the site will now be base course.

Luis Marmolejo: Is there a stop work right now?

Robert Duran: Yes.

Robert Armijo: Once we get the maintenance agreement and the report from the engineers then we can move forward again.

Robert Armijo: I move that the project be allowed to move forward as stated with the stipulation that they provide the report stating that the 8 inches of base course over 12 inches of sub-grade is sufficient and they provide a maintenance agreement to support the maintenance of the drive.

Motion: Robert Armijo
Second: Art Herrera

Motion passes with a vote of all “Ayes.”
Robert Garza: The plans that we received via e-mail seem to have a labeling error on the ponding. If you could please correct that.

4. Case # V17-002: Withdrawn at this time.

5. Staff Input
   None

6. Public Input
   Nick Carson – Spoke on behalf of the project.
   Rosie Lack – Spoke on behalf of the project.

7. Adjournment
   10:21 a.m.