

# MINUTES OF THE DOÑA ANA COUNTY PLANNING AND ZONING COMMISSION

September 22, 2016

## CALL TO ORDER

9:04:14

Chairman Westmoreland called a Special Meeting of the Planning and Zoning Commission to order at 9:04 a.m., Thursday, September 22, 2016 in the County Commissioners Chambers, Doña Ana County Government Center, 845 N. Motel Blvd., Las Cruces, New Mexico.

## 1. ROLL CALL

9:04:34

Led by: Amanda Alarcon, Project & Grants Coordinator

|                    |      |
|--------------------|------|
| Mel Acosta         | Here |
| Bob Czerniak       | Here |
| MaryAnn Galindo    | Here |
| Bill Zarges        | Here |
| Greg Daviet        | Here |
| John Townsend      | Here |
| Brent Westmoreland | Here |

## 2. APPROVAL OR CHANGES TO THE AGENDA

09:04:55

Motion to approve the agenda.

Motion: Bill Zarges  
Second: Greg Daviet

The motion was passed by a vote of "ayes" from all Commissioners present.

## 3. APPROVAL OF MINUTES

09:05:10

None

## 4. OLD BUSINESS

09:05:14

### a. Discussion and Action on Section 5.7, Landscaping, Buffering and Fencing of the Proposed Unified Development Code

David Cristiani made a presentation on Section 5.7, Landscaping, Buffering and Fencing.

Commissioner Daviet - I did not make note on your presentation how Section 5.7 deviates from the current requirement of the code, are you able to speak on how it's different?

David Cristiani - Yes, first of all we've simplified the buffers and fencing.

Public Input  
09:16:16

Bill Rawthangas - Are we thinking anything of water conservation in this plan? Other than putting in plants that are desert type.

Bill Zarges - We do talk about types of drip irrigation and temporary irrigation.

Greg Daviet - Is there maintenance requirements for irrigation systems?

David Cristiani - Yes there is, it requires twice a year as far as flushing out the lines and making sure they are working and checking for leaks. Next thing not to give plants any more water than what they need.

Greg Daviet - Leaks shall be repaired, meter heads that maintenance is required to optimize water flow to plants, as opposed to the sidewalk and its controller setting includes seasonal adjustment as required for proper timing for those irrigations.

David Cristiani - Most of these maintenance requirements are related to the public right of way. It's appropriate in the 5.7.11 Section Landscape Maintenance.

Greg Daviet - Is high water use landscaping permitted in this code?

David Cristiani - Yes it is, but not part of your required landscaping.

Greg Daviet - Is there a reduction of the total amount of landscaping you have to put in if you don't put in high water?

David Cristiani – No, but it'll actually have a chance to live here with very little water and without water once it's established.

Ed Hughes/Bernard Ryan - Residential single family home exemption and the existing agriculture- what's exempted?

David Cristiani - The entire single family residential property and the right-of-way in front of it.

Bernard Ryan - This applies to both single family homes and new constructed single family homes.

David Cristiani - Yes that is correct, existing and new construction.

David Cristiani - A multi-family unit would not be exempt – go to 5.7.1 applicability Item (a) new development next item (b) which also applies.

Dave Fisher - Sombra Antigua Winery, we are a C2 right now in the middle of a vineyard and put up a commercial building for a new property, how would these landscaping requirements effect that type of approach?

David Cristiani - No your buffer is the vineyard, that's agricultural.

Teresa Fisher - Sombra Antigua Winery, what kind of restriction are we going to be under?

David Cristiani - First of all it's existing, no restriction at all.

Janine Divyak - Just a reminder comments are due today at midnight we been reviewing what we have already seen and we are up to date and ready to release final redline draft on the 30<sup>th</sup>. Public Hearing is scheduled for October 11<sup>th</sup> 6:00 p.m. and 13<sup>th</sup> 9:00 a.m.

Bob Hearn - How's it going to be done? When is it going to be done? Who will do it? Is it done by county commissioner or P&Z? What's the process on getting it there? When is it done? By what authority is it done?

Janine Divyak - The official zoning map is part of the Unified Development Code, so once the code is adopted the maps are as well.

Johnny Aldrage - Have a written statement for commissioners about the UDC.

Discussion residential building, dwellings and community types

**5. NEW BUSINESS**

**09:05:14**

- a. **Discussion and Action on any other issues related to the Proposed Unified Development Code**

**6. COMMITTEE REPORTS**

**11:12:38**

None.

**7. ADMINISTRATIVE APPROVALS**

**11:12:42**

Janine Divyak-discussed August Building Permits.

**8. STAFF INPUT**

**11:14:42**

None.

**9. COMMISSION INPUT**

**11:14:46**

None.

**10. ADJOURNMENT**

**11:14:50**

Chairman Westmoreland adjourned the meeting at 11:14a.m. .

---

Officer: Planning and Zoning Commission