

MINUTES OF THE DOÑA ANA COUNTY PLANNING AND ZONING COMMISSION

October 11, 2016

CALL TO ORDER

6:04:29 pm

Chairman Westmoreland called the Work Session of the Planning and Zoning Commission to order special meeting of conducting a public hearing to recommend adoption of the Unified Development Code at 6:04 p.m., Thursday, October 11, 2016 in the County Commissioners Chambers, Doña Ana County Government Center, 845 N. Motel Blvd., Las Cruces, New Mexico.

1. ROLL CALL

6:05:05

Led by: Amanda Alarcon, Project & Grant Coordinator

Mel Acosta	Absent
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

09:10:45

Motion to approve the agenda.

Motion: Townsend

Second: Acosta

3. APPROVAL OF MINUTES

4. OLD BUSINESS

06:06:16

Janine Divyak-Tonight is the first of two public hearings regarding the Unified Development Code. To put it in perspective, the Unified Development Code is a single document that incorporates and updates all related land development regulations, including but not limited to zoning, subdivision, construction and development standards which combined the Las Cruces Extra Territory zoning ordinances as well as the county performance district regulations. The Unified Development Code establishes the official zoning map for Doña Ana County. Additionally, I will present on the unification of Comprehensive Plans, the current complexity, and the consolidation of Land Use Regulations, which has been guided by 3 years of public engagement and public comments. The Unified Development Code aims to bring balance within Dona Ana County. The Unified

Development Code is broken down to 9 Articles, summarizing the Two Zoning Categories, Sector Plan, Community Types, Zoning Maps, and positive impacts for the County.

David Cristiani-Discuss Article 5 Buffer and Landscape Buffer Classes, Article 7 the View Sheds issues.

Greg Daviet-In regards to Buffer Matrix, the conversation of the matrix in draft 4 to the Matrix we see in Draft 5, has that been reviewed and does staff have a recommendation for amending the current Land Use Matrix to more accurately reflect Land Use Matrix from Draft 4?

Janine Divyak-We felt that the Planning and Zoning should decide, we are currently proposing it as buffer 1.

Greg Daviet-What are the other areas effected by View Sheds?

David Cristiani-It could affect everything from architectural styles to how the roadways are layed out, it's a definition that allows it to be applied to other uses in the future.

Greg Daviet-Are you aware of anywhere else in the code where in a regulator manner, we refer to significant view sheds other than wireless communication facilities?

David Cristiani-No.

06:21:10
Public Input

Christopher Brown-County Resident, faculty member at NMSU teaching Urban Geography, Development Classes, Urban Life Issues and Planning, I speak tonight in support of the UDC.

William Loutz-Representing Farm Credit and its customers, several issues regarding the effective date. In the shortest time, 30 days after it goes in to the book? Could the legislature provide longer than 90 days? JPA, Mapping?

Brent Westmoreland-Let me understand what you're asking for, first you're wanting an extended effective date up to 6 months, perhaps. Secondly you like to postpone action on the document until the JPA has been drafted, and thirdly maps need to have more attention paid to them.

Daniel Hortert-Maps are correct based on underline zoning and uses maps are correct.

Commissioners and staff discussing platting in the county outside the ETZ and the intention of 2.9.12

Bob Hearn-Discussing zoning on the maps.

Randy Tooker-Member of the ETZ, previous discussion demonstrated a bloated and very imperfect document, should not be pass in to law, no agreement or passing of the UDC should be made until the Joint Powers agreement between the City and the County exist. Further I still think it unfair to pass this document on.

Steve Montanas-Discussing email received by Mayor Ken Miyagishima, County staff and proponents have claimed this code is in the best interest, but yet have done a dismissible job.

Joan Woodward-ETZ Resident-discussing wireless support structures, view sheds.

Commissioners and Staff discussing industrial, commercial zones and cell phone towers, view sheds

Brent Westmoreland-Let the record show that Mel Acosta has just arrived 07:48p.m. .

Carol Myer-following this for 5 or 6 years, we are heading in the right directions. I'm in support of this.

Brent Westmoreland-Staff come up with ways of a more even playing field between the community types and conventional subdivisions, reduce minimum lot size to 2-acres. I would like for you to come up with some potential changes that we can consider to actually make a conventional subdivision viable.

5. NEW BUSINESS

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

6. COMMITTEE REPORTS

None.

7. ADMINISTRATIVE APPROVALS

Janine Divyak-discussed August Building Permits.

8. STAFF INPUT

None.

9. COMMISSION INPUT

None.

10. ADJOURNMENT

11:14:50

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

Officer: Planning and Zoning Commission