

**MINUTES**  
**Tuesday, June 3, 2008**  
**Planning and Zoning Commission Meeting**  
**County Administration Building**  
**1400 Highway 180 East**  
**Silver City, New Mexico**

**Commissioners Present**

Chairman David Gershenson  
Alice Jones  
Teri Matelson  
Lori Ann Bonomo  
Roxana Marsh

**Commissioners Absent**

Ken Foster  
Doug Abbott

**Staff Present**

Alexandra Perrault  
Luan Mitchell

The regular meeting of the Planning and Zoning Commission for the Town of Silver City was called to order at 7:00 p.m. by Chairman David Gershenson. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum was present.

**Approval of Agenda**

Commissioner Jones moved to approve the agenda. Commissioner Bonomo seconded the motion. All in favor, motion carried.

**Approval of Minutes**

1. March 4, 2008 Minutes – Commissioner Jones moved to approve the Minutes of the March 4, 2008, meeting as corrected. Commissioner Matelson seconded. All in favor, motion carried.
  
2. May 6, 2008 Minutes – Commissioner Matelson moved to approve the May 6, 2008 Minutes as written. Commissioner Jones seconded the motion. All in favor, motion carried.

**Old Business**

None

## **New Business**

**ZC 08-2** A request for a Map Amendment/Zone Change from Rural to Residential B for a tract of land approximately 15.626 acres in size, located within the SW ¼ NE ¼ and the NW ¼ NE ¼ of Section 15, T 18 S, R 14 W, N.M.P.M. within the Town of Silver City. Applicants are Silver 400 LLC and Jim Thomison, agent.

There was no ex parte communication or conflict of interest on the part of any of the commissioners. Commissioner Lori Ann Bonomo made it known that Mr. Thomison comes into her office frequently and Chairman Gershenson stated that Mr. Thomison is a friend of his. Neither felt it would have any effect on their consideration or vote.

Two people were sworn in for testimony: Alexandra Perrault and Jim Thomison.

Planner Alexandra Perrault presented the staff report and other evidence. She stated that while the property to the west of the applicants' parcel is zoned Residential B, the Town of Silver City owns property to the south of the applicants' parcel that is zoned rural. She said that if this Zone Change were approved, she would bring forth a Map Amendment/Zone Change application on behalf of the Town.

Agent for the applicants, Jim Thomison, testified that they are applying for the zone change because they feel the property is a prime location for duplexes. He also stated that they own a large are of land to the west and this is the first of a series of planned zone change requests for the area, which they hope to develop residentially and commercially. Commissioner Matelson asked for more details regarding those future plans. Chair Gershenson reminded everyone that while the future plans are of interest, the only thing they are considering tonight is the parcel described in the application. Commissioner Jones added that regardless of future plans for the area, it makes sense to change the zoning of that piece of property.

Commissioner Marsh made a motion to approve the recommendation for the zone change to the Town Council, citing the following finding #5:

The proposed amendment responds to changed conditions, such as changes in assumptions on capital investments, road locations, population trends, land committed to development, density, use or further studies that have been completed since adoption of the Land Use Code.

Approval is contingent on one condition, that any development must adhere to drainage/detention requirements.

Commissioner Bonomo seconded the motion. A roll call vote was taken and the motion was approved unanimously. Chair Gershenson reminded Mr. Thomison that the approval was for a recommendation to the Town Council and that Alexandra Perrault would notify him when the Council will be hearing the matter.

## **Reports from Staff**

None

**Reports from Commission**

Chair Gershenson advised everyone of a subject he would like to have on the agenda for the July 1, 2008, meeting. He has noticed that the signs applicants are required to post prior to the hearing of their requests are often placed where they are not easily visible from the street. Alexandra Perrault said that posting conditions are in the ordinances and applicants sign a form agreeing to those posting conditions. Luan Mitchell said she would put the item on next month's agenda for discussion.

**Community Input**

None

**Adjournment**

Commissioner Jones moved to adjourn the meeting. Commissioner Marsh seconded the motion. All in favor, motion carried with adjournment at 7:35 p.m.

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David Gershenson  
Planning & Zoning Commission Chair

July 1, 2008  
Approved