



MINUTES

Planning and Zoning Commission

Tuesday, March 6, 2012
Grant County Administration Building
1400 Hwy 180 East
Silver City, New Mexico

Commissioners Present

Alice Jones, Chair
George Lundy
Sherry Clements
Nickolas Seibel
Alexandra Perrault

Commissioners Absent

Rodger Koest

Staff Present

Peter Russell, Community Development Director
Jim Coates, Planner
Jaime Reading, Planner

The meeting of the Planning and Zoning Commission was called to order at 7:03 pm by Chair Alice Jones. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum was present.

Approval of Agenda

Commissioner Perrault moved to approve the agenda with the noted change of delaying the approval of minutes until they arrived. Commissioner Lundy seconded and the motion passed unanimously.

Approval of Minutes

Commissioner Jones requested the following change to the minutes on page 2, the ZC 11-07 section; the last year Commissioner Jones had contact with Mr. Ciano was 2003 not 2004.

Commissioner Seibel moved to approve the minutes of the February 7, 2012, meeting as amended. Commissioner Lundy seconded and the motion passed unanimously.

Old Business

Upon the recommendation of the Town Attorney, the Commission voted to approve or disapprove repealing the Bylaws and Rules of Procedure of the Planning and Zoning Commission. The reason for the repeal is that the rules and procedures of the Planning and Zoning Commission are spelled out in the new Land Use Code and Town Ordinances. The Bylaws and Rules of Procedure are no longer needed. Commissioner Clements moved to repeal the entire Bylaws and Rules of Procedure of the Planning and

Zoning Commission of the Town of Silver City. Commissioner Perrault seconded and the motion passed unanimously.

Public Hearings

None

New Business

None

Community Forum

A Community Forum, attended by more than twenty citizens, was held to discuss traffic safety and congestion in the Alabama Street neighborhood. Commissioner Lundy opened the forum by explaining the Commission's reasons for holding the Community Forum. Jim Coates presented the background information on the Alabama Street Corridor. Twelve members of the community spoke to the Commission. (A summary of those comments are attached to these minutes as Appendix A.) A complete record of the meeting is available at the Community Development Department and on the Town of Silver City website. The major issues identified were speed of vehicles, sight distance and the fact that the Alabama Street neighborhood is a transitional neighborhood between rural areas in the county and the Town.

Reports from Staff

None

Reports from Commission

Commissioner Seibel will be attending the National Main Street Conference in Baltimore, MD at the time of the April meeting.

Community Input

None

Adjournment

Commissioner Seibel moved to adjourn the meeting. Commissioner Perrault seconded and the motion passed unanimously. The meeting was adjourned at 9:00 pm.

Alice Jones, Chair
Planning & Zoning Commission

Approved April 3, 2012

Appendix A

Planning and Zoning Commission Community Comments Alabama Street Neighborhood March 6, 2012

Eighteen community members signed in to speak; one name added by staff (see Appendix B - Sign In Sheet). Twelve community members commented. Comments are categorized by subject rather than speaker. Anecdotes are paraphrased.

Neighborhood

- A real neighborhood where children walk and ride bicycles from house to house, people know their neighbors, share fruit from neighbors' trees, bounded by schools.
- Neighborhood is relegated to a pass-through for those going elsewhere.
- Alabama is a neighborhood between a rural area and Highway 180 with no transition at either end.
- No man's land at rural interface of Alabama Street and Cottage San Road
 - Chased down street by a 600# pig
- Area of concern should include Alabama south of 180 and Florence Street.
- Neighborhood could be even more residential
- Area of concern includes ETJ

US 180/Alabama Street Intersection

- Intersection of Alabama St. on south side of US 180 is as dangerous as north side of intersection.
 - Location of fatal accident.
 - WNMU produces a lot of traffic at that side of intersection.
- Accident data at US 180 and Alabama St. should be compared with accident data from adjacent intersections (Georgia and Virginia Street).
- US 180 and Alabama St. intersection is avoided; resident uses Virginia Street and 180 intersection.

Pedestrians and Bicyclists

- Obstructions in sidewalks cause safety problems for children, families, and elderly who walk.
 - Unsafe to have to go into street to maneuver around utility poles.
 - Parents with children and strollers playing "run around the pole on Alabama Street."
- Sidewalks are in bad repair or totally missing on many blocks.
- Sidewalks are not ADA compliant.
- High cost to residents to replace or repair sidewalks in front of house
- No sidewalks on Hill Street
- Drainage on Hill Street could be a problem for sidewalks
- Unsafe for pedestrians - children and elderly - due to condition of sidewalks and speeding traffic.

Traffic and Safety

- Both entrances into Alabama are rural which makes drivers unaware of the nature of the neighborhood.
- Drivers are not aware of nature of neighborhood when entering from faster rural areas.
- Parking on Alabama creates hazards
- Alabama too narrow for parking - creates traffic jams.
- High speed traffic coming down Cottage San to Alabama
 - Fence has been hit 31 times, only once by someone with insurance
 - Dog has been killed and gas meter knocked down causing evacuation
- Traffic has calmed some with stop sign at Hill Street
- Traffic volume
- Aggression from impeded speeds - slow down, acceleration
- Public spaces - streets - do not accommodate 10-12 year old children
- Narrow road - remember in future planning decisions
- Deer in neighborhood create safety hazard
- High speed, disrespect for residents
- Difficult for traffic to get between vehicles parked on both sides of street
- The narrow street and high volume of traffic creates hazards like high speed vehicles overtaking slower ones

Pedestrian and Bicycles

- Unsafe for pedestrians - children and elderly - due to condition of sidewalks and speeding traffic.

Process

- More advanced advertisement of forum

Potential Solutions

Though the object of the community forum was to elicit problems rather than solutions, ideas for solutions emerged from many who spoke.

- Stop light or signage at US 180 and Alabama
- Stop light at Hester and Alabama
- Traffic calming measures on Alabama
- Parking on both sides of Alabama
- Increased traffic controls and law enforcement
- Widen Alabama Street.
- City work with PNM to remove obstructions
- County officials should be involved in helping solving traffic issues.
- Church provide easement to Town for left turn lane from Alabama to slow traffic and make turning into church safer - church does not own land available for widening street
- Have a transportation planner study and provide possible context sensitive solutions for traffic problems on Alabama
- Move yellow line on Alabama two feet to west
- Eliminate parking on west side of Alabama

- Create vehicular linkage between Cottage San Road and Little Walnut Road north of Branding Iron Trail.
- Create pedestrian corridor along Silva Creek; off-street corridors for bicyclists and pedestrians
- Cambered speed bumps
- Designation as an official neighborhood with appropriate signage at entrances for recognition of neighborhood

Please sign in here if you think you may want to comment during the Community Forum. Signing in does not obligate you to comment.

WITNESS SHEET

Town of Silver City Community Development Department
 Planning and Zoning Commission Meeting
 March 6, 2012 7:00 PM

NAME	STREET ADDRESS	PHONE #
✓ Janice Thomson	1401 Georgia Street	534-9040
✓ ROBERT EARLE	1806 ALABAMA ST	313-3318
MARSHA TRIPLET	815 E. OAK ST.	505-819-9657
Adrienne Booth	815 E. Oak St.	505-819-9657
✓ CARL Scholl	# 7 Carl Pl.	388-2744
✓ Andrew Tegarden	1401 Georgia St.	534-9040
✓ Shalea KM Siema	1608 N Alabama ST	388-8866
ROGER LaPointe	2020 Cottage SAN	534-4324
✓ Ed Stinson	1721 Mississippi St	388-1889
DOUG DEXTER	1903 BARLETT	313 / 2544
✓ Naava Koenigsberg	504 Hester St.	388-8639
✓ Dave Tracy / Kathy Cook	1610 Alabama	538-1223
✓ Kristen Arigoni	2003 N ALABAMA	956-5066
PATRICK CONLIN	50 BRANDING IRON TR.	5742201

Please sign in here if you wish to sign your name to comments during the Community Forum. Signing in does not obligate you to comment.

WITNESS SHEET

Town of Silver City Community Development Department
 Planning and Zoning Commission Meeting
 March 6, 2012 7:00 PM

NAME	STREET ADDRESS	PHONE #
✓ Amber P. Heuberton	1804 ALABAMA	9288487628
✓ Ray Leon J	1922 Alabama	575-538-2427
Barbara Schok	#7 Carl Pl	388-2744
LONNIE S HOOP	1409 N. MISSISSIPPI ST	
✓ Nancy Cliff - did not sign in but commented		

Appendix C

Planning and Zoning Commission Staff Synthesis of Community Comments Alabama Street Neighborhood March 6, 2012

Comments received from residents in the Alabama Street neighborhood are intrinsically linked to the particular situation of the neighborhood and its relative location in the development of the Town and the surrounding area. It is an older and relatively quiet residential neighborhood wedged between two more populated areas of the Town and the County. The only connection between those adjacent areas is an arterial corridor, Alabama Street, which also serves as the primary access for and connectivity within the neighborhood. Concerns as expressed can be synthesized into several issues related to that overarching theme.

Vehicular speeds on Alabama Street, perceived as unsafe and inappropriate for the density of the residences and the narrow width of the street, are a function of the higher speed limits at both ends of the neighborhood. That US 180 enters and leaves Town as a four lane highway coupled to the rural nature of Cottage San Road promotes faster driving between the end points, catching the neighborhood in the middle.

Pedestrian facilities are inadequate. Sidewalks, where they exist, are too narrow and often obstructed by utility poles, creating hazardous conditions for pedestrians in a high vehicular speed environment. The neighborhood is populated by many young families and numerous older residents who have expressed an interest in safer pedestrian opportunities. The neighborhood is within a Safe Routes to School target area yet there are few sidewalks to complete a safe nexus between Jose Barrios School, the new bridge over Silva Creek, and the family-dense neighborhood.

The primary access for the neighborhood and points beyond is the intersection of US 180 and Alabama Street. It is considered unsafe because of the speed of traffic on US 180 and inadequate line-of-sight from Alabama Street onto US 180 due to right-of-way and design considerations.