



MINUTES

Planning and Zoning Commission

Tuesday, May 7, 2013
Grant County Administration Building
1400 Hwy 180 East
Silver City, New Mexico

Commissioners Present

Sherry Clements, Chair
Nickolas Seibel, Vice Chair
Lita Furby
Carl A. Waterman
John Lawson

Commissioners Absent

None

Staff Present

Jim Coates, Planner
Jaime Embick, Planner

The regular meeting of the Planning and Zoning Commission was called to order at 7:02 pm by Chair Sherry Clements. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum was present.

Approval of Agenda

A revised agenda was presented to the Commissioners to include "less and except Lots 1 and 3 of Block 2" in the description of the property. Commissioner Seibel moved to approve the revised agenda as submitted. Commissioner Furby seconded the motion. A vote was taken and the revised agenda was approved as submitted.

Approval of Minutes

Commissioner Waterman moved to approve the minutes of the March 5, 2013, meeting as written. Commissioner Seibel seconded the motion. A vote was taken and the minutes were approved as written.

Public Hearings

ZC 13-02: a request for a Map Amendment/Zone Change from a Residential A zone to a Residential C zone for a tract of land which is currently known as Shady Groves Mobile Home and RV Park and addressed as 1605 Canal Street, Silver City, New Mexico. The property encompasses Blocks 1, 2, 3 and 4, less and except Lots 1 and 3 of Block 2, of the Wards Resubdivision of the Plata Vista Addition to the Town of Silver City.

None of the commissioners had any ex-parte communication or conflict of interest. Four people were sworn in for testimony. Jaime Embick presented the staff report.

Mrs. Embick testified it is the staff's opinion that the application meets the following findings:

1. The proposed amendment is in substantial compliance with the Town's Comprehensive Plan.
2. The proposed amendment will not adversely affect the implementation of the goals and policies of the Town's Comprehensive Plan.
4. The proposed amendment will not adversely impact the public health, safety or general welfare and will promote the original purposes of the Land Use Code.
7. The proposed amendment provides additional flexibility in meeting the objectives of this Land Use Code without lowering the standards of the Land Use Code.

Tom Peterson presented the case as a representative for the property owners. He stated that the owners have already improved the infrastructure of the park and have a five-year plan for further development. This plan includes adding RV's to the park, bringing in new mobile homes and/or repairing the existing homes. Mr. Peterson stated that the proposal meets finding number one because it will bring the park back into compliance with the Town's regulations. There have been RV's at the park continuously and this change would bring them into compliance. He stated it also meets finding number two because it will enhance the neighborhood. Commissioner Clements asked how many spaces exist in the park and how many spaces that the 5 year plan will utilize. Mr. Peterson stated that the park has approximately 40 spaces but they are not all occupied at this time. He also stated that affordable housing is required to meet certain standards and the zoning change will allow the owners to continue upgrading the park which complies with finding number 7.

Kevin Humble, a neighboring homeowner, was sworn in and testified in favor of the Zone Change/Map Amendment. He complimented the Turner Family on the improvement to the neighborhood. He asked the Turners and staff if the mobile homes that will be brought in will conform to Town standards. Mrs. Embick stated that any mobile home that is moved into the Town has to have a HUD seal and receive a moving permit from the Town. Mr. Humble's concern was that the "dynamic" of the neighborhood can be changed by one person moving in or out of the neighborhood. He stated that he hoped any new homes would be in good condition. He also stated that the new owners have greatly improved the neighborhood and that he was "all for it". He stated that the neighborhood is now quieter and more people are walking and using the community space in the neighborhood.

Commissioner Waterman asked if the existing homes could be moved within the park without a moving permit. Mr. Peterson stated that they would mainly be removing the older homes for scrapping or recycling. Mrs. Embick stated that the RV portion of the park would also have to have site plan approval from the Town. Mr. Peterson stated that most of the homes that will be purchased will be 1990's models. Tom Turner, the property owner stated that homes will not be moved within the park. That is one of the reasons for the Zone Change request. They would like to use an existing empty space for an RV.

Chair Clements asked if the park will be month to month rentals or yearly leases. Mr. Turner stated the RV spaces will be month to month but some of the mobile home spaces are on annual contracts.

Commissioner Seibel asked if the section of Durango Street is still right-of-way. Mrs. Embick stated that it is still Town right-of-way.

Mr. Turner thanked Mr. Humble for attending the meeting.

Chair Clements stated that the area was in need of an upgrade. She thanked the presenters for their information and thanked Mr. Humble for attending the meeting.

Commissioner Waterman stated that staff made a good analysis and the applicants made a good presentation and it sounds like this is an improvement to the city.

Commissioner Seibel stated that this was one of the reasons that the Residential C zoning district was created. He stated that it was nice to see new energy in the Town.

Commissioner Seibel moved to recommend ZC 13-02 a request for a Map Amendment/Zone Change from a Residential A zone to a Residential C zone for a tract of land which is currently known as Shady Groves Mobile Home and RV Park and addressed as 1605 Canal Street, Silver City, New Mexico. The property encompasses Blocks 1, 2, 3 and 4, less and except Lots 1 and 3 of Block 2, of the Wards Resubdivision of the Plata Vista Addition to the Town of Silver City for approval to the Town Council as it meets the following findings;

1. The proposed amendment is in substantial compliance with the Town's Comprehensive Plan.
2. The proposed amendment will not adversely affect the implementation of the goals and policies of the Town's Comprehensive Plan.
4. The proposed amendment will not adversely impact the public health, safety or general welfare and will promote the original purposes of the Land Use Code.
7. The proposed amendment provides additional flexibility in meeting the objectives of this Land Use Code without lowering the standards of the Land Use Code.

Commissioner Waterman seconded the motion and it passed by a unanimous roll-call vote.

Old Business

None

New Business

None

Community Forum

None

Reports from Staff

Mrs. Embick stated that no applications were turned in for the June meeting. She stated that she will present the information from the 2013 NMLZO Semi-Annual Meeting and Workshop at the June meeting as a Staff Report. Commissioner Seibel requested that the meeting still be held at the County Administration Building and still be televised.

Mr. Coates stated that the Town is still seeking applications for the Planning and Zoning Commission. Chair Clements stated that the applications are online and available at the Town Hall or Town Hall Annex.

Reports from Commission

None

Community Input

None

Adjournment

Commissioner Waterman moved to adjourn the meeting. Commissioner Seibel seconded and the motion passed unanimously. The meeting was adjourned at 7:35 pm.

Sherry Clements, Chair
Planning & Zoning Commission

Approved June 4, 2013