



MINUTES

Planning and Zoning Commission

Tuesday, November 5, 2013
Grant County Administration Building
1400 Hwy 180 East
Silver City, New Mexico

Commissioners Present

Sherry Clements, Chair
Lita Furby
Carl A. Waterman
John Lawson
Carmon L. Steven

Commissioners Absent

None

Staff Present

Jaime L. Embick, Planner

The regular meeting of the Planning and Zoning Commission was called to order at 6:59 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

Commissioner Waterman moved to approve the agenda as submitted. Commissioner Furby seconded the motion. A vote was taken and the agenda was unanimously approved as submitted.

Approval of Minutes

Commissioner Waterman moved to approve the minutes of the August 6, 2013 meeting as written. Commissioner Furby seconded the motion. A voice vote was taken and the minutes were unanimously approved as written.

Commissioner Steven moved to approve the minutes of the October 1, 2013 meeting as written. Commissioner Waterman seconded the motion. A voice vote was taken and the minutes were unanimously approved as written.

Public Hearings

ZC 13-05: A request for a Map Amendment/Zone Change from a Commercial zone to a Residential B zone for a tract of land which is addressed as 816 E 19th Street, Silver City, New Mexico. The property is located in Block 13 of the Plata Vista Addition to the Town of Silver City.

Two people were sworn in for testimony. Jaime Embick presented the staff report and 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.

Commissioner Steven asked if the creation of RB-1 and RB-2 Zones would be initiated by the Community Development Department in the near future. Mrs. Embick answered that it would not be in the near future as other areas and zoning districts would be done first.

Commissioner Steven asked if the applicant would need to meet with the Community Development Department regarding the proximity of the property to the creek. Mrs. Embick stated that Mr. Vega has already spoken with the Town Flood Plain Engineer and that the property may be used for a residence as long as it complies with the elevation requirements that were provided to Mr. Vega.

Jacob B. Vega presented the case for himself as the property owner. He stated that he felt the application best met required finding number 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. He stated that if the property was used commercially, it would cause traffic issues for the residents who live on 19th Street because the street is narrow.

Commissioner Steven asked the applicant if the subject property and the adjacent vacant property had previously contained site built homes or manufactured homes. Mr. Vega stated that both properties previously had manufactured homes on them.

Chair Clements stated that area seems to already be used residentially.

Commissioner Waterman moved to recommend ZC 13-05, A request for a Map Amendment/Zone Change from a Commercial zone to a Residential B zone for a tract of land which is addressed as 816 E 19th Street, Silver City, New Mexico, 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 Lawson seconded the motion and it passed by a unanimous roll-call vote.

Old Business

None

New Business

Several nominations were made for the vacant position of Vice Chair. None of the nominees wished to serve as Vice Chair and the discussion will continue at the December 3, 2013, meeting.

Community Forum

None

Reports from Staff

Mrs. Embick asked if the Commissioners would like to move the meeting time to 6pm instead of 7. The Commissioners were in favor of the suggestion. Beginning in January 2014, the meetings will be held at 6:00pm.

Reports from Commission

Chair Clements and Commissioner Waterman welcomed Commissioner Steven.

Community Input

None

Adjournment

Commissioner Waterman moved to adjourn the meeting. Commissioner Furby seconded and the motion passed unanimously by voice vote. The meeting was adjourned at 7:20 pm.

Sherry Clements, Chair
Planning & Zoning Commission

Approved December 3, 2013