

MINUTES**PLANNING & ZONING COMMISSION****September 26, 2019**

The Planning and Zoning Commission met in a regular session on September 26, 2019 at 3:00 p.m. in the City Council Chambers, 800 Municipal Drive, Farmington, New Mexico.

P&Z Members Present:

Chair-Joyce Cardon
 Ryan Brown
 Clint Freeman
 Kristin Langenfeld
 Cheryl Ragsdale
 Mitch Sewell
 Cody Waldroup

P&Z Members Absent:

Shay Davis
 Elizabeth Lockmiller
 Wayne Mangum
 Gary Smouse

Staff Present:

Beth Escobar
 Karen Walker

Others Who Addressed the Commission:

None

Call to Order

Chair Joyce Cardon called the meeting to order at 3:00 p.m. There being a quorum present the following proceedings were duly had and taken.

Presentation of the Agenda

There were no changes to the agenda.

Approval of the Minutes

A motion was made by Commissioner Ragsdale and seconded by Commissioner Brown to approve the minutes of the September 12, 2019 P&Z Meeting. This motion was approved unanimously by a 7-0 vote.

Swearing in of Witnesses

Karen Walker swore in all parties that wished to speak on behalf of any agenda items.

CONSIDERATION & RECOMMENDATION**SUP 19-78**

**Special Use Permit to allow mining of sand and gravel on
 10.38 acres of vacant property
 3030 Troy King Road**

Planning & Zoning Commission Discussion of Petition SUP 19-78 on September 26, 2019

Planning Manager Beth Escobar presented the staff report for SUP 19-78, a request from Douglas Murray of ABC Concrete & Manufacturing, represented by Nathan Barton, to allow for mining of sand and gravel for 10.38 acres of vacant property in the GC, General Commercial District, for property located at 3030 Troy King Road.

The subject property is adjacent to 2555 Troy King Road where the applicant operates a mining and extraction process under SUP 17-36. The mining and excavation activity will be north of the arroyo. The surrounding area is commercial, industrial and rural agricultural.

The Comprehensive Plan designates this area as light industrial, however; the purpose of a Special Use Permit is to allow for discretionary approval of uses with unique operating characteristics. The applicant has been operating on the adjacent property with no issues. The surrounding area consists of large vacant lots, and the area of operation is approximately 1,000 feet from the nearest residence. No blasting will occur on the site, and the applicant shall be required to obtain all state and federal licensing.

Staff concludes approval of SUP 19-78 is appropriate for mining and extraction subject to the following conditions/UDC requirements:

1. Operations shall be limited to those listed in the Petition Application dated August 19, 2019.
2. Shall be operated in accordance with the requirements of Section 5.11 Operational Performance of the U.D.C. and Chapter 12 of the Municipal Code.
3. The applicant shall maintain all required federal and state permits related to this operation.

Commissioner Waldroup asked if the site plan includes both properties. Ms. Escobar said the staging process will remain on the current property and excavation activity will expand to the east.

Commissioner Freeman said the SUP from 2017 had concerns from neighbors about truck traffic. He asked if the traffic would increase. Ms. Escobar said the petitioner would not be trucking anything more to the site. They are only expanding the excavation.

Commissioner Sewell asked who the landowner was. Ms. Escobar said William and Kim Dutremaine and Douglas and Waunita Murray own the properties.

Planning & Zoning Commission Action of Petition SUP 19-78 on September 26, 2019

A motion was made by Commissioner Freeman and seconded by Commissioner Sewell to **approve** Petition SUP 19-78, a request from Douglas Murray of ABC Concrete & Manufacturing, represented by Nathan Barton, to allow for mining of sand and gravel for 10.38 acres of vacant property in the GC, General Commercial District, for property located at 3030 Troy King Road subject to the following conditions/UDC requirements:

1. Operations shall be limited to those listed in the Petition Application dated August 19, 2019.
2. Shall be operated in accordance with the requirements of Section 5.11 Operational Performance of the U.D.C. and Chapter 12 of the Municipal Code.
3. The applicant shall maintain all required federal and state permits related to this operation.

AYE: Chair Cardon, Commissioners Brown, Freeman, Langenfeld, Ragsdale, Sewell, and Waldroup

NAY: None

Abstained: None

Absent: Commissioners Davis, Lockmiller, Mangum, and Smouse.

Motion passed 7-0

Discussion regarding Security at City Hall

Beth Escobar noted the interruption at the back door of Council Chambers during the last Planning & Zoning meeting. Ms. Escobar explained that staff has received training for active shooter incidents. Although the Commissioners have not received such training through the City, staff will receive phone alerts if there is an emergency. Ms. Escobar explained emergency/evacuation procedures to the Commissioners.

Business from the Floor: There was no business from the Floor.

Business from the Chair: Chair Cardon announced the 51st Annual BBQ for the Boys and Girls Club is tomorrow. She encouraged the Commissioners to visit the City's webpage for local events.

Business from the Members: There was no business from the Members.

Business from Staff: Beth Escobar said Petition ZC 19-75 for 6610 E. Main Street was heard by City Council on September 24, 2019. The City Council noted rezoning of the property will impact the adjacent properties, but the zone change is consistent with the Comprehensive Plan and is appropriate for that location. Efforts will be made to create a buffer between the residences and the commercial property if development occurs.

Ms. Escobar mentioned that five City funded electric vehicle charging stations will soon be located along Main Street. FEUS, Farmington Electric Utility Service, will be funding the project.

Adjournment: With no further business and a motion by Commissioner Waldroup and seconded by Commissioner Brown, the Planning and Zoning Commission meeting of September 26, 2019 was adjourned at 3:17 p.m.



Joyce Cardon
Chair



Karen Walker
Administrative Assistant

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