
**CITY OF ALAMOGORDO
PLANNING AND ZONING COMMISSION
REGULAR MEETING**

**Minutes
March 3rd, 2016**

MEMBERS PRESENT: Ms. Pam Lee, Chairman
Mr. Andrew "JR" Gomolak, First Vice-Chair
Mr. Arthur Alterson, Commissioner
Mr. Darron Williams, Commissioner

MEMBERS ABSENT: None

STAFF PRESENT: Ms. Margaret Paluch, Assistant City Manager
Ms. Stella Rael, P&Z Administrator
Mr. Stephen Thies, City Attorney
Ms. Cristella Valdez, Assistant City Attorney
Ms. Melissa Walker, Recording Secretary

1. **Call to Order:** Ms. Lee, Chairman called the March 3rd, 2016 Planning and Zoning regularly scheduled meeting to order at approximately 6:00 p.m. Ms. Lee pointed out that the Planning and Zoning Commission is meeting today to continue discussion on several assorted items. The Planning and Zoning Commission will also make recommendations to the City Commission to either approve or deny the requests for variance, zoning, and subdivision cases.
2. **Approval of Minutes:** Ms. Lee entertained a motion to approve the January 7th, minutes. Commissioner Alterson motioned to approve the minutes. Commissioner Williams seconded. The minutes were approved. 4-0-0
Ms. Lee announced the previous City Planner, Ruben Segura's resignation and wished him well on his next endeavor.
3. **Introduce Assistant City Manager, Margaret Paluch:** Ms. Lee introduced Ms. Paluch as our new Assistant City Manager and also stated that Ms. Paluch has stepped up to help with the White Sands Beautification Initiative. She then asked Ms. Paluch to step up to the podium and introduce herself. Ms. Paluch introduced herself and shared a little bit of her background.
4. **Discussion of Commercial and Light Industrial Zoning:**
Mr. Thies started off by saying that he had started addressing the issue with our most previous City Planner in regards to the City of Alamogordo not having a particular ordinance for traffic and sound barriers for Commercial development. He specifically

mentioned the current development of the new Wal-Mart Market on Indian Wells Road and how it does not state anywhere in our Ordinance that a traffic study or noise barrier needs to be done with construction. He said this poses a problem when there is Commercial development next to residential areas. Mr. Thies asked the Planning and Zoning Commission if they would look into this to propose how this should be amended to our Code of Ordinance and present it to The City Commission.

Mr. Williams asked for a copy of the current Ordinance and for staff to make recommendations on which ones need to be changed so that they can analyze what should be added or changed. Mr. Thies said he would gladly provide them with copies of the current Ordinances for our City, and also Ordinances for other states to give them some ideas.

Mr. Williams then stated that one of the things they will potentially look at is adjusting old zoning to catch up with new uses, but at the same token build into the process guidelines for when they get a variance request for commercial or industrial for an area that is differently zoned, how it should be addressed while supporting the development but maintaining and safe guarding residential and city interests.

Ms. Lee agreed to take on this task, but asked if either Mr. Gomolak or Mr. Alterson would like to take it on since she is not experienced in this area. Mr. Alterson asked if they are looking for site control. Mr. Thies answered yes and explained again. Mr. Gomolak explained further as to what needs to be addressed. Mr. Gomolak and Mr. Alterson agreed to take on this task.

5. Motion to obtain approval of Planning and Zoning Commission to move forward with public meetings, public input and related activities and planning associated with the White Sands Beautification Initiative:

Mr. Williams motioned to obtain approval from the Planning and Zoning Commission to move forward with public meetings, public input and related activities and planning associated with the White Sands Beautification Initiative. Mr. Alterson seconded. Motion passed 4-0-0

Mr. Williams stated the first public meeting for the White Sands Beautification Initiative is April 18th, 2016 from 6:00 -8:00 p.m. at the Willie Estrada Civic Center to provide opportunity for public input. Ms. Lee spoke about how they plan on publicizing this. She stated that there are plans to speak on some radio shows and other things so that the public understands the true seriousness of this initiative. Ms. Lee then asked if this would need to be set up as a "special meeting". Ms. Rael, Planning and Zoning Administrator answered yes.

6. Discussion of Strategic Goals for Planning/Zoning:

Ms. Paluch announced that the City has been tasked over the next few months to start looking at a strategic plan for the City of Alamogordo. She stated that each Director for the City of Alamogordo has been asked to look at their own individual departments and come up with some goals and some objectives and action items that we would like to move forward with. She asked for input and long term goals from the Planning and Zoning Commission.

Ms. Lee spoke a little about the Comprehensive Plan. Ms. Lee then asked Ms. Paluch if she is asking for a bullet list of things they would like to see get done or if they wanted them to revise the current goals. Ms. Paluch said they are only asking for two or three long term goals that they see as a Planning Commission that the City should be focusing on in the future. Ms. Lee agreed to this request.

Mr. Gomolak asked Ms. Paluch if in the absence of a City Planner, if the *Comprehensive*

Plan would be put on hold until a new City Planner is hired. Ms. Paluch answered yes and mentioned they are trying to fill the position very quickly.

7. Update on Main Street USA:

Ms. Lee said she attended the last Main Street meeting and Board of Directors meeting. She said that it is an amazing group and that they have accomplished an enormous amount of things for the time frame that they have had. She also added that they are currently working on small projects and continuously applying for grants. She spoke of the progress of Main Street and how it came to be. She announced once again that the meetings are the first Tuesday of every month at 5:30 p.m.

8. Otero County Liaison Report:

Mr. Gomolak stated that four County Commissioners were re-sworn in for a new term.

9. Holloman Air Force Base Report:

Mr. Gomolak introduced Tom Fuller and mentioned nominating him to be our new Ex-Officio. Ms. Lee said she thought that would be terrific.

10. Unscheduled Public Communications:

Ms. Rael mentioned that there may be a couple of Variance cases for next months, April 7th, 2016 meeting.

11. Adjournment:

Ms. Lee entertained a motion to adjourn. Mr. Gomolak motioned for adjournment. Mr. Williams seconded. Meeting adjourned at approximately 6:34 p.m.

APPROVED: _____

(Date)

April 7, 2016

Pamela R. Lee

Chair

ATTEST:

Melissa Walker
Melissa Walker, Recording Secretary

Copies of the recorded Planning and Zoning meeting audio may be obtained at no cost to Commissioners. A fee will be charged to the public.