
**City of Alamogordo
Planning and Zoning Commission
Rescheduled Meeting**

**Minutes
May 12th, 2016**

MEMBERS PRESENT: Ms. Pamela Lee, Chairman
Mr. Andrew "JR" Gomolak, First Vice-Chair
Mr. Arthur Alterson, Commissioner
Mr. Eddie Kemp, Commissioner

MEMBERS ABSENT: Mr. Darron Williams, Commissioner

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

1. **Call to Order:** The Planning and Zoning Commission is meeting today for discussion on several assorted items.
2. **Approval of Minutes:** Chairman Lee asked if everyone has had an opportunity to review the minutes. Ms. Lee asked if there were any comments or changes. Commissioner Alterson motioned to approve the minutes as written. Commissioner Kemp seconded the motion. Motion passed 4-0-0.
3. **Discussion of Accessory Dwelling Units:** Mr. Thies, City Attorney explained that they are bringing this before the Planning and Zoning Commission for their review to consider allowing Accessory Dwelling Units (ADU's) into the City of Alamogordo. Ms. Truitt, Assistant City Attorney went over what the Ordinances state. She stated that there are 3 types of Accessory Dwelling Units; accessory unit, attached cottage, and detached cottage. She said the approval process will need to be considered. First Vice Chair Gomolak noted restrictions on income production. Ms. Truitt added that parking requirements are another consideration and stated that after approval, there will need to be monitoring. Ms. Truitt said that ADU's may not want to be built as new construction.

Ms. Lee asked if there are currently ADU's in our City of Alamogordo. Mr. Thies said in some of the older parts of town there are currently existing ADU's. Ms. Lee said her concern is if when these buildings deteriorate if we will end up with blight. Ms. Truitt said that's really where monitoring comes in. Ms. Lee asked what the impetus is behind this. Ms. Truitt said it came up because there are some "tiny houses" are currently being built and it has caused citizens to bring the matter up. Ms. Truitt also explained different situations like families who are military and bring a parent, or others who have an elderly parent or an older child they want to live near.

Ms. Lee stated she wants to address this very carefully. Ms. Truitt agreed. Mr. Alterson stated that he believes accessory buildings are a wonderful thing, however he doesn't feel it is enforceable to prohibit them from becoming rental units. Mr. Alterson also pointed out that Zoning

does not regulate who can and cannot live where. Mr. Thies stated that these things can be addressed along the way. Mr. Alterson said it could set up possible unwanted zoning cases in the future. Ms. Lee stated that she doesn't feel that this request warrants City Commission going through this entire process when it needs to start with the establishment of the need. Mr. Gomolak pointed out that accessory dwellings are already allowed in an R-2 zone. Ms. Lee again stated that they need to start by looking at the need for this and to continue discussion at the next meeting. Ms. Rael pointed out the City of Alamogordo's Ordinance and NM building codes and asked that they keep that in mind.

Mr. Kemp asked if this was something discussed at the last NMLZO meeting. Ms. Rael answered that they mainly discussed the "tiny houses" not ADU's.

Mr. Alterson said we have a lot of abandoned houses in the City of Alamogordo already. Ms. Lee questioned what it would do to someone's property value and how that would be addressed. Ms. Truitt said other cities are seeing the need and explained situations such as longer living and having an option over assisted living etc.

Ms. Lee closed with again mentioning they will continue discussion next month. Mr. Kemp asked Ms. Truitt what cities are implementing this ordinance. Ms. Truitt stated most of the larger cities are but that she will do more research and let them know more specifics.

Mr. Gomolak asked about the current "tiny houses" that were built on Florida. Mr. Thies explained the zoning and that they were built on one lot and that those contractors are looking to build more.

4. **Update on White Sands Beautification:** Ms. Lee spoke about how she and Mr. Williams have been going around speaking about the initiative. She said things are going well. Ms. Lee said they are now trying to see what their next step is and that they want to set up an ADHOC committee and all of the people would be involved. She stated that they discussed how the members are selected, and that there will be a number of different committees. She added that the idea will be that there will be continuous effort and that they are waiting for this to be presented to City of Alamogordo Commission.

5. **Update on Main Street USA:** Ms. Lee said she attended the last meeting and had to leave early to go speak to the Lion's Club about the White Sands Beautification Initiative. She said Main Street is trying to raise money and that it is an ongoing effort. She mentioned the Flickinger Center's possible new projector and the possibility of it is because of grant money.

Mr. Alterson stated he was on New York Avenue and the occupancy level is great as far as the store fronts are concerned, but he would like to see a higher resident occupancy level. Ms. Lee said it will take time. Ms. Lee also said that what will happen is when they start with a core group and start to make improvements; the result will be more businesses.

6. **Otero County Liaison Report:** Mr. Gomolak said there was no meeting and there is nothing to report.

7. **Holloman Air Force Base Report:** Mr. Gomolak said they are initiating a study of further energy production alternatives including, but not limited to, solar, geothermal or low/variable velocity wind, on several hundred acres south of Alamogordo.

8. **Unscheduled Public Communications:** Mr. Alterson brought some research on the possible development ordinance per the City Attorneys request. He stated that less regulation is better than more. He added the concern of whether or not the Planning and Zoning Commission is ready to take on more responsibility and restrict development. Mr. Alterson said that as far as community, Alamogordo is a "beggar community" and his point is that to restrict more will just cause more work. Mr. Alterson asked if this was brought about because of complaints from

neighbors. He said he felt that to restrict design development should be on a case by case basis. Mr. Alterson mentioned that Las Cruces' procedure for pre application is for contractor's conference to meet with City staff and that this should be something The City of Alamogordo should consider doing also.

Mr. Thies stated that this is more about having something to back up the rules. Mr. Alterson asked why we would want to argue with developers when we are begging them to come in and build in our city. Mr. Thies said this has been an issue for a number of years. Mr. Alterson mentioned a few things around town and that it would be good to be able to sit down with developers at the time of a proposed construction to avoid these issues. Mr. Thies agreed.

Ms. Lee said she thinks it's in the City of Alamogordo's best interest to have something in place but asked how they go about doing this. Ms. Lee mentioned the lack of staff and the inability to maybe take something like this on. Mr. Alterson said he believes Ms. Lee feels that quality development will encourage more quantity development. She agreed. Ms. Lee said Mr. Alterson can set up his own schedule of research. Mr. Thies just asked that they work on it as they can so that it can at least be brought to City Commission. Ms. Lee asked that it be put on the agenda for July's meeting for discussion.

Mr. Alterson asked about Dan Cass bringing up funding for economic studies. Mr. Gomolak said that in the JLUS process such studies may be funded. However, the Office of Economic Adjustment would be a good place to start in light of the German AF leaving Holloman. The OEA exists to assist communities affected by major changes in military presence.

9. **Adjournment:** Ms. Lee entertained a motion to adjourn. Mr. Alterson motioned to adjourn. Mr. Gomolak seconded. Motion Passed 4-0-0 Meeting adjourned at approximately 7:28 p.m.

APPROVED:

July 14, 2016
(Date)

Patricia A. 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.