Development Review Committee
Regular Meeting Minutes
Thursday, August 02, 2018
10:00 a.m.

THESE MINUTES ARE NOT VERBATIM, THEY ARE SUMMARY

<table>
<thead>
<tr>
<th>MEMBERS PRESENT</th>
<th>Present</th>
<th>Absent</th>
<th>OTHERS PRESENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Luis Marmolejo, Planning</td>
<td>x</td>
<td></td>
<td>David Blackmon Jr., DAC Flood</td>
</tr>
<tr>
<td>Michael Garza, Flood</td>
<td>x</td>
<td></td>
<td>Rene Molina, Engineering</td>
</tr>
<tr>
<td>Edgar Pinon, Fire</td>
<td>x</td>
<td></td>
<td>Estephania Cazale, COSP</td>
</tr>
<tr>
<td>Arturo Herrera, Fire</td>
<td>x</td>
<td></td>
<td>Jamie Castro, COSP</td>
</tr>
<tr>
<td>Dan Sambrano, Utilities</td>
<td>x</td>
<td></td>
<td>Arturo Duran, SMA</td>
</tr>
<tr>
<td>Brent Westmoreland, CRRUA</td>
<td>x</td>
<td></td>
<td>Maria Hinojos, NMDOT N-1</td>
</tr>
<tr>
<td>Robert Armijo, Engineering</td>
<td>x</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

CALL TO ORDER: Luis Marmolejo

1. APPROVAL OR CHANGES TO AGENDA:

Luis Marmolejo: Any approval or changes to the agenda.
None moved to approve agenda

2. APPROVAL OF MINUTES

Robert Armijo: I move that the minutes of Thursday, June 2, 2018 be approved as submitted.

   Motion: Robert Armijo
   Second: Michael Garza

Motion carries by a vote of “Aye” from those present.

3. NEW BUSINESS

Case # SD18-001: A Type III Subdivision to be known as Orchard Estates Phase III, IV, IV submitted by Paul J. Pompeo, agent for Peter Chylek, owner. The applicant is proposing 23 lots on 40.09 acres. The lots range in size from 0.83 acres to 7.081 acres. The property is identified as being in Section 16, Township 26 South, Range 3 East, Property Identification Number R1719495 as recorded in the Office of the Doña Ana County Clerk under Instrument No. 0913374 filed on May 15, 2009.

Art Duran: It was a previously approved subdivision in 2014. The time frame expired and the owners are continuing with the completion of the subdivision.

Luis Marmolejo: For the subdivision they came in again with the last Phases 3, 4, and 5, everyone has given an approval on it and it’s moving forward to the P&Z on August 23rd. Does anyone have anything to add, this is just a formality that we do per the UDC.

Michael Garza: I thought I had received a review a couple days ago.

Luis Marmolejo: That was for your comments. Engineering, Fire and everyone are fine with it. It was the comments you had which were relatively simple.
Robert Armijo: There’s water on Agaves have you consider tying in to the water system instead of the individual wells.

Art Duran: On waste water that is an option and we are trying to get with Lower Rio Grande. I know that there is already an existing extension on the property. It’s up to the owner.

Luis Marmolejo: What do you mean when you say you are talking to Lower Rio Grande? Have you guys talked to them?

Art Duran: Yes, the owner has talked with Lower Rio Grande.

Luis Marmolejo: That would be major change instead of twenty-three wells plus what’s existing there.

Art Duran: I believe phase one, phase two now have water rights through Lower Rio Grande.

Luis Marmolejo: The roadways are not going to be dedicated to Doña Ana County?

Art Duran: No they are not.

Luis Marmolejo: They are going to be inspected during the process, even though they are private to DAC.

Robert Armijo: They should be yes sir.

Art Duran: That was one of the items that we had got approved for phase one and two.

Luis Marmolejo: When we did the UDC on the mapping part of it the area that is already platted is built out that was zone T3 because of the lot sizes. Now its twenty acres when we did the mapping anything over a certain amount of acreage was automatically zoned T2 to two acre minimums and during this process we discovered that we the oversight now it has to go before the the P&Z. If we move forward without doing the zone change then those lots will not be conforming so we will hear the zone change prior to the Orchard Estates preliminary plan review at the same meeting. I don’t see a problem with the zone change and we will stick to the review of the change of classification. Our recommendation of the P&Z regarding Orchard Estates.

Motion: Robert Armijo
   Second: Michael Garza

Motion carries by a vote of “Aye” from those present.

Case # ANX18-001: The City of Sunland Park submitted an Annexation Petition and map to Doña Ana County (DAC) with a request for comments from the Board of County Commissioners (BOCC). The Petitioner, Check Point Ginger, applicant of the Annexation Petition intends to develop the 182 acres into mixed land use development consisting of single family residential uses, commercial, institutional and public land uses.
Jamie Castro: this is the annexation we received from check point ginger llc. Mr. Hanson Russell. Its tied to commercial, industrial and he’s asking for rezoning for commercial on the north section of the property and on the south residential for single family.

Luis Marmolejo: Regularity of the boundary that will accrue, I call it a peninsula where you have two large properties between the city boundaries, if you look at the statue of the percentages on land owners the city has the option of moving forward of the annexing those properties without the consent of the property owners. Everything that accrues within the annexation is yours, you guys are controlling the development, variance, and zoning.

Michael Garza: It’s all zone x but in that peninsula is where that fema flood zone starts, upstream of that a designated flow zone is still a flow path based on the conceptual plan. There was no plan for handling that situation if you change what happens upstream you will effect downstream that would raise some flags with and fema potentially. If that part will be annexed and part of the development then it will have to be directly addressed in terms of nothing will be able to be built in without the requirements of flood insurance and things of that nature.

Luis Marmolejo: We would like to be a reviewing agency where your subdivisions come in and we would like to be a commentary to the County to the developments that are going in. we will be having county private properties in between the annexation and boundary.

Robert Armijo: Both the traffic and the drainage have potential to impact the county. I would request respectfully that we become a reviewing agency.

Michael Garza: I would also be cautious on adding a forty foot right away because in that kind of subdivision you will have conveyance on the streets and with driving lanes with only 8 or 9 feet each direction you will have very wet, dirty, and very narrow passages during storm events.

Robert Armijo: Is the capacity of the roadway being that narrow?

Michael Garza: With that many home probably if there is only three or four exits for a thousand homes and especially if there is bus traffic they are wider than typical vehicles, you will need to figure out how the school will handle the passage to and from.

Jamie Castro: the applicant wants to replicate a subdivision that we have in Sunland Park called the Grove this development is small and kind a compact with green areas that goes through the subdivision.

Luis Marmolejo: On the review we want to see construction drawing as well right?

Michael Garza Robert Armijo: yes

Luis Marmolejo: when you guys do your reviews you send them out to different agencies in your department?

Jamie Castro: yes, it’s done internally and we try to invite NM DOT, utilities, CURRA.
Brent Westmorland: generally speaking from the land use aspect of it the peninsula effect, I find it concerning since we have the authority for the planning and zoning platting within the ETZ outside of safe limits of Sunland Park. We will have a situation where the city has control over that peninsula and then around it on three sides you’ll have the CURRA which is still operating under chapter 250, 300 and will have some conflicts as the area continues to grow with regards to waste water there are some offsite improvements that will be necessary for this subdivision to even take place and Mr. Hanson is aware of that and we are in miss of negations if that does not work out to where both sides are happy that by itself will ender starting this project even if this was approved. Water we have some concerns the way the streets are laid out, it will impede our ability to move our system since there is basically one way in one way out no planned streets to go on through, that may change as the rest of the land around it develops but initially it will be cumbersome. The pressure issue needs to address if we are able to serve that from multiple directions. Those are the issues with water and waste water that have yet to be ironed out with the developer.

Daniel Sambrano: Has the property own been contacted to annex in those two big pieces that are next to them?

Jamie Castro: I guess he’s not that owner.

Daniel Sambrano: Has that owner been approached by the person asking for the annexation?

Jamie Castro: yes.

Daniel Sambrano: Did he want to annex it?

Jamie Castro: It is my understanding that it’s a company from California and they are not interested in being part of City of Sunland Park and that’s why Mr. Hanson can purchase that section also the section in back of the school it was over to GIS D and they don’t have the funds to purchase the property.

Concerns on traffic on 136. Commercial lots are not addressed. How are they going to access the road connecting to 136?

Jaime Castro: Applicant has documents that he can have access.

Robert Armijo: Federal requirement?

Michael Garza: Have you spoken with fire, and emergency services. They might have issues turning that right angle from a forty foot right away to another forty foot right away might be a tight turn for the seventy five foot equipment.

Jamie Castro: Yes they have the same concerns

Luis Marmolejo: I’ll get this back to you within the timeline with the comments from the county. Ill draw up the letter and take it before the board.
4. STAFF INPUT
5. PUBLIC INPUT
6. ADJOURNMENT