



VILLAGE OF RUIDOSO
Village Hall
313 Cree Meadows Drive



PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 15, 2010 2:00 PM

1. CALL TO ORDER & ROLL CALL

The meeting was called to order by Interim Chairman Larry Wimbrow at 2:00 pm. Roll call was taken. Members present were Commissioners Cowan, Cornelius, Flack, and Hinz. Commissioner Sayers arrived at 2:10 pm. Chairperson Hood was absent.

Staff present was Deputy Village Manager William Morris and Staff Planner Jennifer Williams.

2. CERTIFICATION OF COMPLIANCE WITH RESOLUTION 2010-01

Mr. Morris stated that we were in compliance with Resolution 2010-01.

3. APPROVAL OF AGENDA

A motion was made by Commissioner Hinz to approve the agenda. The motion was seconded by Commissioner Cowan. The motion passed with all ayes.

4. APPROVAL OF MINUTES

A. Regular Meeting – June 01, 2010

A motion was made by Commissioner Hinz to approve the June 01, 2010 Regular Meeting Minutes. The motion was seconded by Commissioner Cornelius. The motion passed with all ayes.

5. PUBLIC HEARING

No Public Hearing

6. REGULAR ITEMS

A. Comprehensive Plan Review

Deputy Village Manager William Morris reviewed the elements of the Comprehensive Plan that are directly related to actions of the Planning Department and the Planning Commission.

Mr. Morris began review of the items by first listing the Objective that the policy falls under and then listing the Policy itself.

Goal 1: Ensure that the rules and criteria related to land use contained in the Village Code are consistent with the 2010 Comprehensive Plan.

Objective 1.1: By February, 2010, the Planning Department shall insure that all land use decisions are consistent with the Comprehensive Plan.

Policy 1.1.1: Beginning in February, 2010 the Planning Department will start to include an analysis in staff reports for land development applications in determining consistency of the development application with the 2010 Comprehensive Plan.

Mr. Morris stated that this had not been done yet but that future applications that come through the Planning Department and to the Planning Commission will include this kind of analysis.

Objective 1.2: By February, 2010, Village Departments shall ensure consistency of day to day decisions of the Village of Ruidoso with the 2010 Comprehensive Plan.

Policy 1.2.1: Beginning in February, 2010, Village Departments will start to include an analysis in the staff reports justifying inclusion of projects in the ICIP or the Village's Annual Budget which are shown to be consistent with the goals, objectives and policies contained in the 2010 Comprehensive Plan.

Mr. Morris indicated that this would begin during the next phase of the budget process, probably in the fall.

Objective 1.3: Document all historic changes including parcel rezoning and annexations.

Policy 1.3.1: Planning Department staff shall complete and present to the Village Council for adoption by September, 2010, a revised Zoning Map that documents all zoning district changes approved to date.

Mr. Morris indicated to the Commission that this revision to the Zoning Map is currently in process and that a draft should be ready to present to the Commission and then to Council by September, 2010. He asked Ms. Williams if September was still a realistic date for completion and she agreed, indicating that she is currently between 25% and 50% done.

Objective 1.4: By February, 2011, the Planning Department shall prepare and present to the Village Council for consideration, revisions to Village Code language to implement the goals and objectives of the Comprehensive Plan.

Policy 1.4.1: The Planning Department will start creating modifications to specific sections within Chapter 54 that relate to specific identified issues by February, 2010 including:

Mr. Morris stated that he would like to see that date changed from February, 2010, to October, 2010.

Policy 1.4.2: The Planning Department shall complete a draft of the Future Land Use Map by July, 2010 and present it to the Village Council for adoption not later than December, 2010.

Mr. Morris indicated that he would like to see this deadline extended 6 months on both counts. That would mean that the draft Future Land Use Map would be presented by December 2010 and the final presented to Council for adoption not later than July, 2011.

Policy 1.4.3: The Planning Department shall complete a comprehensive rewrite of Chapter 54 and supporting chapters to ensure consistency of the Zoning Code to the Comprehensive Plan by February, 2011.

Policy 1.4.4: Prepare a new zoning district map that includes separating R-1 and C-2 into sub-zones that better reflect the conditions in various areas of the Village, adding area for C-4 uses and revise the C-3 zone boundaries. Present to the Village Council for consideration of adoption by February, 2011.

Mr. Morris stated that these were items that needed to be review for many years and needed modifications and that the Planning Commission would be looking those changes.

Policy 1.4.5: Expand the use of the PUD overlay zoning district to encourage innovative land use changes in existing developed areas.

Policy 1.4.6: Starting February, 2010, the planning Administrator shall include in all staff reports to the Planning Commission and the Village Council and appropriate statement identifying how the proposed project is consistent with the 2010 Comprehensive Plan.

Mr. Morris stated that he would like to see this item removed from the Comprehensive Plan. He stated that it is a duplicate of 1.2.1.

Goal 2: Update the 2010 Comprehensive Plan on a regular basis.

Objective 2.1: By February, 2010, the Planning Administrator shall establish a schedule for updating the Comprehensive Plan on a regular basis.

Policy 2.1.1: Commencing in April, 2010, the Planning Administrator shall report to the Planning Commission and Village Council, at least quarterly, on the progress made in meeting all of the goals, objectives and policies contained within the 2010 Comprehensive Plan.

Mr. Morris stated that this is something that he already does as part of his report to the Village Manager that is included in the Manager's Report at each Council Meeting.

Policy 2.1.2: The Planning Administrator shall schedule a review of the 2010 Comprehensive Plan before the Planning Commission in July, 2010 and every two years thereafter.

Policy 2.1.3: The Planning Administrator shall forward the recommendations from the Planning Commission for revisions to the 2010 Comprehensive Plan to the Village Council for formal action by December, 2011, and every two years thereafter.

Goal 4: Maintain and Economically Vibrant Midtown

Objective 4.1: By December, 2010, the Planning Administrator shall prepare policies that will encourage pedestrian friendly uses along Sudderth Drive.

Policy 4.1.1: The Planning Department shall prepare revisions to the zoning districts by February, 2011 to establish a zoning district exclusively for Sudderth Drive that limits uses to those that favor pedestrian oriented commercial activities on the ground floor and living/office activities on the upper floors.

Policy 4.1.2: The Planning Administrator shall revise the noise ordinance requirements by February, 2011, for consideration by the Village Council to allow and encourage outdoor entertainment with specific time and volume restrictions within a designated Midtown entertainment zone.

Policy 4.1.3: The Planning Administrator shall revise the noise ordinance requirements by February, 2011, for consideration by the Village Council to develop a plan to improve the conditions for pedestrians along Wingfield Street, Center Street, Grindstone Canyon, Eagle Drive, Rio Street, and Country Club Drive.

Objective 4.4: The Village shall continue to encourage tourist oriented activities within Midtown with local service activities located on the perimeter.

Policy 4.4.1: The Planning Department shall prepare revisions to the zoning districts by February, 2011, to modify the zoning district requirements and boundaries to align allowable uses with this objective.

Goal 5: Provide adequate water for full time residents and visitors even during severe drought conditions.

Objective 5.2: The Public Works Department shall develop a plan to be considered for adoption to diversify new water sources by December, 2011.

Policy 5.2.2: The Planning Department shall prepare modifications for consideration of adoption by the Village Council to Village Code of Ordinances by February, 2011, to mandate rainwater capture for all new construction.

Policy 5.2.3: The Planning Department shall prepare modifications for consideration of adoption by the Village Council to implement volume based sewer service pricing for use of grey water systems once a reclaimed system is in place.

Goal 6: Allow for a moderate amount of planned development, infill and sustainable growth that compliments the natural and cultural landscapes and has compatible visual character with historic development.

Objective 6.1: By February, 2011, the Planning Department shall develop infill policies for new development that emphasizes the use of increased density and mixed use strategies for appropriate locations.

Policy 6.1.1: By February, 2011, the Planning Department shall develop infill policies for new development that emphasizes the use of increased density and mixed use strategies for appropriate locations.

Policy 6.1.2: By February, 2011, the Planning Department shall prepare revisions to existing zoning district regulations to support infill, mixed use, and appropriate densification in selected areas.

Objective 6.2: By February, 2011, the Planning Department shall develop incentives to remodel or replace deteriorated or functionally obsolete existing housing emphasizing utilization of “green building” technologies.

Policy 6.2.1: By July, 2010, the Planning Department shall ask the Affordable Housing Taskforce to develop criteria to define affordability for the Village and surrounding communities.

Mr. Morris indicated that there was an affordable housing taskforce established at one time and that he needed to look into it and see what needed to be done to reestablish that taskforce.

Policy 6.2.2: The Building Division shall work with ENMU to develop a “green building” training program.

Policy 6.2.3: By February, 2011, the Planning Department shall develop new types of infill housing strategies for selected areas of the Village that will provide housing opportunities for the full range of economic strata within the Village.

Policy 6.2.4: By February, 2011, the Planning Department shall work with the Village’s Grants Coordinator to indentify and promote available grant and loan programs with the assistance of local non-profit groups.

Policy 6.2.5: By February, 2011, the Planning Department shall investigate, and report to the Village Council, the development of land set-asides and impact fees to fund a set amount of affordable housing in relation to the number of market rate homes built.

Objective 6.3: The Planning Department shall develop a comprehensive annexation policy to guide proper and appropriate municipal expansion by July, 2011.

Policy 6.3.1: The Planning Department, in conjunction with the GIS Section shall develop and submit for adoption a proposed annexation map with policies and timelines by July, 2011.

Policy 6.3.3: The Planning Division, in conjunction with the Village Attorney, shall update and submit for adoption by July, 2011, the Extraterritorial Zoning (ETZ) ordinance to more closely match Village zoning requirements.

Objective 6.4: The Village Council shall consider the creation and implementation of Village architectural design guidelines and development standards by February, 2012.

Policy 6.4.1: The Planning Department shall develop Village architectural design guidelines and development standards and present them to the Village Council for consideration by September, 2012.

Objective 6.5: By November, 2010, The Planning Administrator shall develop and present t to the Village Council for consideration, a proposal concerning the unrestricted keeping of farm animals within the Village.

Policy 6.5.1: By November, 2010, the Planning Administrator shall develop and present to the Village Council for consideration, text amendments to Village Code that would establish limits on the keeping of farm animals within smaller lot residential neighborhoods.

Mr. Morris stated that this was one area of the Village Code that needed addressing. Several Commissioners questions what the current ordinances stated. Ms. Williams stated that there currently are no restrictions as to farm animals within the Village limits. Mr. Morris stated that problems with farm animals could be addressed through other ordinances.

Goal 11: Conservation of the natural mountain landscape & open space.

Objective 11.1: The Forestry Department shall continue implementing its program for forest health, water conservation, recreation opportunities, and fire safety.

Policy 11.1.2: The Planning Department shall, by February, 2010, ensure linking the Forestry program more closely into site plan review and site development operations.

Mr. Morris indicated that this process is already in place and has been working very well.

Objective 11.2: The Planning Department, by February, 2011, shall prepare policies to reduce hillside impacts of new development.

Policy 11.2.1: The Planning Department, by February, 2011, shall prepare and submit for consideration for adoption, more stringent development rules that would require open space set asides or land trades in order to reduce the impacts of new development on steep slopes.

Policy 11.2.2: The Planning Department, by July, 2010, shall develop and implement a land development permit and inspection program to ensure complete compliance with all valid development requirements.

Mr. Morris indicated that this process is already in place.

Objective 11.3: The Planning Department, by February, 2011, will investigate creating zoning standards that would protect mountain views and ensure dark night skies.

Policy 11.3.1: The Planning Department, by February, 2011, shall prepare and submit for consideration of adoption, new development standards for the continuation of dark skies within all new development applications in conformance with applicable State and Federal mandates.

Policy 11.3.1: The Planning Department, by February, 2011, shall prepare and submit for consideration of adoption, new development standards for the protection of mountain views.

Goal 12: Encourage the preservation of the Village's Historic Roots.

Objective 12.1: By February, 2012, the Planning Department shall investigate the creation of a historic district, or districts and present those findings to the Village Council for consideration.

Policy 12.1.1: By February, 2012, the Planning Department shall work with the Lincoln County Historical Society to identify specific areas of concern and research the criteria for creating a historic district.

Policy 12.1.2: By February, 2012, the Planning Department shall identify features and structures worthy of preservation through the National Register of Historic Places and the New Mexico State Monuments.

Policy 12.1.3: By February, 2012, the Planning Department shall prepare modifications to zoning code requirements to encourage the preservation and protection of historic identified structures.

Goal 13: The Village shall work to limit the Village's carbon footprint, both for private and public sector construction.

Objective 13.2: The Village shall continue to encourage private investment to pursue "green" methodologies in new or retrofit construction activities.

Policy 13.2.2: The Planning Division, by February, 2012, shall create incentives for consideration for adoption, for "green" buildings or site development including reduced water, sewer and solid waste charges.

Goal 14: Promote the Village of Ruidoso as a "college town".

Objective 14.1: The Village shall continue to support the development of a 4-year college.

Mr. Morris indicated that he would like to clarify in the Comprehensive Plan that the Village will continue to support the development of a 2-year college. He stated the ENMU has stated in its Master Plan that they had intentions of only developing a 2-year college rather than a 4-year college.

Policy 14.1.1: The Planning Department shall work to develop a plan in conjunction with ENMU for developing housing and other support services in conformance with the ENMU Ruidoso Campus Facilities Master Plan 2009—2020.

Objective 14.2: The Village shall continue to encourage activities that foster a college town atmosphere such as cafes, bookstores, speaker venues and live music through the modification of the Zoning Code.

Mr. Morris made a recommendation to the Planning Commission that a public hearing be held at the next meeting for discussion and possible action to make recommendations to the Council for changes to these polices. The Planning Commission agreed to move forward in this way.

7. PUBLIC INPUT

There was no public input.

8. STAFF REPORTS

There were no staff reports.

9. COMMISSIONER COMMENTS

Commissioner Sayers asked what the policy was for dumping refrigerators with doors attached by the dumpsters. There was discussion about the issue and the dangers associated with some of the items.

There was also discussion among the Planning Commissioners regarding farm animals within the Village limits.

10. ADJOURNMENT

The meeting was adjourned at 2:40 pm.