

# City of Las Cruces®

PEOPLE HELPING PEOPLE

## Council Action and Executive Summary

Item # 17

Ordinance/Resolution# 16-026

For Meeting of \_\_\_\_\_  
(Ordinance First Reading Date)

For Meeting of August 3, 2015  
(Adoption Date)

Please check box that applies to this item:

QUASI JUDICIAL

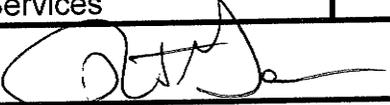
LEGISLATIVE

ADMINISTRATIVE

**TITLE:** A RESOLUTION TO ADOPT THE SOUTH JORNADA COMMUNITY BLUEPRINT.

**PURPOSE(S) OF ACTION:**

Adopt a community blueprint plan.

<b>COUNCIL DISTRICT:</b> City-wide		
<b><u>Drafter/Staff Contact:</u></b> David Weir	<b><u>Department/Section:</u></b> Community Development/ Planning & Neighborhood Services	<b><u>Phone:</u></b> 528-3067
<b><u>City Manager Signature:</u></b>		

**BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:**

The South Jornada Community Blueprint was initiated by the residents of the Jornada South Subdivisions in the summer of 2014. The residents approached the Community Development Department to develop a *Community Blueprint Plan* for their neighborhood after a re-subdivision of a lot the Jornada South Subdivision was proposed. The neighborhood initiated the blueprint plan to encourage the retention of the large lot, natural topography and rural characteristics of the subdivision.

The South Jornada Community Blueprint was drafted by a core group of the residents from the neighborhood with assistance from City staff. This group attended and/or held several meetings regarding the creation of a blueprint plan and went door-to-door of all homes within the subdivision to prepare and gage support of a neighborhood plan. A preliminary draft of the plan was reviewed by the Planning and Zoning Commission at their May 19, 2015 work session.

The plan proposes the following vision statement for the neighborhood:

*The South Jornada community will maintain a rural quality characterized by peacefulness, dark skies, and large lot sizes amid the beauty of mountain and desert vistas. New development will contribute to this vision and will support the natural beauty of the area by sustaining and*

*strengthening the natural resources, rural character, privacy and healthy livability of the community.*

The plan contains the following land use policies:

- *Promote and preserve a minimum lot size of one acre for all tracts and home sites.*
- *Encourage and advocate the preservation of the natural topography.*
- *Minimize both soil disturbance and creation of impervious surfaces.*
- *Consider alternative ways to protect the rural character of the neighborhood that would preserve the rural, large lot nature of the area.*

At the Planning and Zoning Commission public hearing the Commission amended the plan to incorporate staff recommendations to add a boundary map of the South Jornada Community and to add an Implantation Strategies and Actions section to the plan. The Strategies and Actions included:

- *Consider the rezoning of the South Jornada Blueprint Plan area to a zoning district that establishes a minimum lot size of one acre.*
- *Utilize construction practices that adhere to best practices and the City of Las Cruces Erosion Control Standards for new development and redevelopment.*
- *Investigate the re-adoption of subdivision covenants, use of easements or other methods to preserve the rural, large lot nature of the neighborhood.*

On June 23, 2015, the Planning and Zoning Commission recommended adoption of the South Jornada Community Blueprint as amended by a vote 5-1-1 (one member absent). At the meeting, five residents spoke in support of the plan and one property owner expressed concern about the impact the plan would have on his ability to subdivide his vacant lot. The Planning and Zoning Commission inquired about the overall support of the blueprint by the residents and property owners within the subdivision; the current use and zoning of the subdivision; and the purpose and relationship of blueprint plan policies, subdivision code standards and zoning code requirements. They also discussed how the policies of the blueprint plan would be used by staff, Commission and City Council to act on development proposals, specifically zone change and subdivision petitions.

#### **SUPPORT INFORMATION:**

1. Resolution.
2. Exhibit "A", South Jornada Community Blueprint.
3. Attachment "A", CBP-15-01 Staff Report and Support Material.
4. Attachment "B", South Jornada Community Blueprint Supporters.
5. Attachment "C", Draft P&Z Commission Meeting Minutes of June 23, 2015.

**SOURCE OF FUNDING:**

Is this action already budgeted?     N/A	Yes	<input type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from:
		<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
		<input type="checkbox"/>	Proposed funding is from fund balance in the _____ Fund.
Does this action create any revenue?	Yes	<input type="checkbox"/>	Funds will be deposited into this fund: _____ in the amount of \$ _____ for FY _____.
	No	<input checked="" type="checkbox"/>	There is no new revenue generated by this action.

**BUDGET NARRATIVE**

N/A
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**FUND EXPENDITURE SUMMARY:**

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

**OPTIONS / ALTERNATIVES:**

1. Vote "Yes"; this will adopt the South Jornada Community Blueprint.
2. Vote "No"; this will reject the South Jornada Community Blueprint.
3. Vote to "Amend"; this would allow the City Council to modify the South Jornada Community Blueprint as it deems appropriate.
4. Vote to "Table"; this would allow the City Council to postpone consideration of the South Jornada Community Blueprint and direct staff accordingly.

**REFERENCE INFORMATION:**

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

1. N/A

**RESOLUTION NO. 16-026**

**A RESOLUTION TO ADOPT THE SOUTH JORNADA COMMUNITY BLUEPRINT.**

The City Council is informed that:

**WHEREAS**, the purpose of the South Jornada Community Blueprint is to establish a vision statement, land use policies and implementation strategies and actions to guide future planning and development efforts within the blueprint area; and

**WHEREAS**, the South Jornada Community Blueprint is in conformance with the goals, policies and actions of the Comprehensive Plan 2040; and

**WHEREAS**, the South Jornada Community Blueprint is in conformance with the objective of the Community Planning Blueprint Initiative (Resolution No. 11-234); and

**NOW, THEREFORE**, Be it resolved by the governing body of the City of Las Cruces:

**(I)**

**THAT** the South Jornada Community Blueprint as shown in Exhibit "A", and attached hereto, is hereby adopted.

**(II)**

**THAT** City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

**DONE AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL)

VOTE:

Mayor Miyagishima: \_\_\_\_\_

Councillor Silva: \_\_\_\_\_

Councillor Smith: \_\_\_\_\_

Councillor Pedroza: \_\_\_\_\_

Councillor Small: \_\_\_\_\_

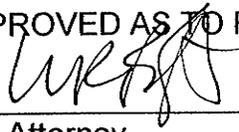
Councillor Sorg: \_\_\_\_\_

Councillor Levatino: \_\_\_\_\_

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

## **South Jornada Community Blueprint**

### **Introduction**

The South Jornada community is a residential neighborhood that exudes the many desirable features inherent to rural living. Located on the western piedmont slope of the Organ Mountains, residents of this limited-access community enjoy panoramic views across the desert landscape, as well as the convenience of nearby access to downtown Las Cruces. The absence of sidewalks and paucity of street lights reflect the rural culture residents find aesthetically pleasing, and the diverse architectural styles contribute to the unique character of the community. Characterized by large lots with home sites that conform to the natural topography of the landscape, the South Jornada neighborhood fosters peacefulness and privacy in a natural setting rarely found in a city development.

### **Background**

In the mid-1970's the South Jornada community was platted within the corporate limits of Las Cruces, representing a style of development unlike those in the urban center and adjacent areas.

Established in 1976, the Protective Covenants of the South Jornada community restricted development to a minimum lot size of one acre. The Protective Covenants also prohibited "grading, dams, or retaining walls that would unreasonably restrict natural drainage-ways or create flood hazards to adjoining properties." Clearly, low-density development and preservation of landscape topography are documented priorities of the South Jornada community.

When the Protective Covenants expired in 2001, the existing R-1a zoning of the South Jornada community left the neighborhood vulnerable to subdivision of up to eight dwellings per acre. However, in more than 13 years directly following the expiration of the Protective Covenants, not a single landowner sought subdivision into a parcel less than one acre. The strong commitment by neighbors to the peaceful, rural character of the unique South Jornada community is the motivation for development of this Blueprint.

## Issues and Challenges

As Las Cruces has grown, a more urban style of development reached the South Jornada neighborhood and now surrounds this small community on all sides. Residents feel the growth and development is threatening the very lifestyle they have grown to enjoy and now seek opportunities for its preservation. Recent development adjacent to the South Jornada community brought forth a desire to ensure that neighborhood characteristics are not compromised. Mitigation measures, in the form of transitioning elements, were sought to minimize development impacts of neighboring communities upon the unique South Jornada neighborhood.

For example, a recent development of higher density located directly south of the South Jornada community maintains an open space buffer of land between the two distinctly different developments. In Mesa Grande Estates, located immediately east of the South Jornada community, the developer provided an approximate gradation of residential lot sizes. To accommodate this, single-family zoning was established to allow lot sizes that transitioned from lots of more than one acre, to those of approximately one-half acre, one-quarter acre, 5000 sq. ft., and finally zoning affording a multi-family style of development. Zoning of lots adjacent to the boundary of the South Jornada community restricts minimum lot size to one acre. In both adjacent developments, suitable transition between the neighborhoods allows each community to coexist with minimal impacts to one another.

When each of the neighboring developments was approved, connectivity between the South Jornada community and surrounding developments was limited to pedestrian access via Panorama Drive to Mesa Grande Estates, further signifying the unique qualities of the South Jornada community. Within the South Jornada community itself, subdivision into a lot size of less than one acre was denied when the Planning and Zoning Commission “found essentially that the approval of the subdivision wasn’t in keeping with the character of the neighborhood” (Las Cruces City Council meeting on 6/2/14).

In order to preserve the rural character of the South Jornada community, there is a desire to restrict minimum lot size. Excessive subdividing would increase noise and traffic, and negatively impact the privacy, peacefulness, and rural livability of residents. The market value of existing homes and property would also be negatively impacted by excessive subdividing. Large lot size is also necessary to accommodate residential septic systems that have proven very suitable for the sandy soil throughout this community. The vision of the original South Jornada Protective Covenants recognized the importance of lot size in maintaining the rural character of the community and, therefore, limited minimum lot size to one acre.

Another area of concern for residents is the desire to preserve, in as much as is possible, the natural topography of the landscape, with hills, drainages, and coppice dunes dictating the placement of each homesite. The diversity of site development is apparent

throughout the neighborhood. Dwellings are located at various elevations, residing on hills, flat areas, or nestled into natural terraces. Some are located close to the road while others are set back in excess of a hundred feet. These diverse homesite placements serve to further preserve the peacefulness and privacy desirable for rural living.

## **Opportunities**

While not a regulatory document, the Community Planning Blueprint provides the South Jornada residents an opportunity to develop a “policy plan” that “becomes a component of the City Comprehensive Plan.” Our issues are well-suited for the Community Planning Blueprint Initiative, in that our neighborhood is “facing expanded development pressures” that jeopardize the unique qualities and “character” of our community (Community Planning Blueprint Initiative, Resolution No. 11-234, Exhibit A). At the same time, the Blueprint process enables our community to play an active role in our city’s plan for community development. That is, to “create distinct neighborhoods which, through their design, functionality and aesthetic appeal, contribute to the quality of life that residents desire” (City of Las Cruces Comprehensive Plan 2040, Policy 31.4).

The Blueprint process was first suggested to members of our community by a City Councillor at a Council Meeting on June 2, 2014. Since that time, the South Jornada community has worked with City Planner Susana Montana who attended neighborhood coffees where she explained the Blueprint Initiative, heard community issues and, through frequent communications, helped us initiate the Blueprint process. Deputy Director Vincent Banegas presented information to South Jornada residents in a Pre-Planning Meeting at the Sage Cafe and provided extensive editorial assistance. At the meeting, there was no opposition to the goals of the South Jornada Blueprint from the owners. Director David Weir has enthusiastically supported our efforts and continues to offer invaluable suggestions for a cohesive document. The South Jornada community sincerely thanks everyone who has contributed to this Blueprint process and looks forward to working with the Department of Community Development in order to achieve our goals of preserving the unique qualities of our community. We appreciate all suggestions and are anxious to proceed with the Blueprint process.

Through neighborly participation, development of this community Blueprint again presents the opportunity to further protect the natural resources necessary for a peaceful, rural lifestyle. Given the limited availability of large residential lots within the city limits, the Blueprint Initiative also provides our community with the opportunity to the provide diversity of residential housing options within the City of Las Cruces.

## **Vision Statement**

“The South Jornada community will maintain a rural quality characterized by peacefulness, dark skies, and large lot sizes amid the beauty of mountain and desert vistas. New development will contribute to this Vision and will support the natural beauty of the area by sustaining and strengthening the natural resources, rural character, privacy, and healthy livability of the community.”

## **Land Use Policies**

1. Promote and preserve a minimum lot size of one acre for all tracts and home sites within the South Jornada community.
2. Encourage and advocate the preservation of the natural topography.
3. Minimize both soil disturbance and creation of impervious surfaces.
4. Consider alternative ways to protect the rural character of the South Jornada community that would preserve the rural, large lot nature of the area.

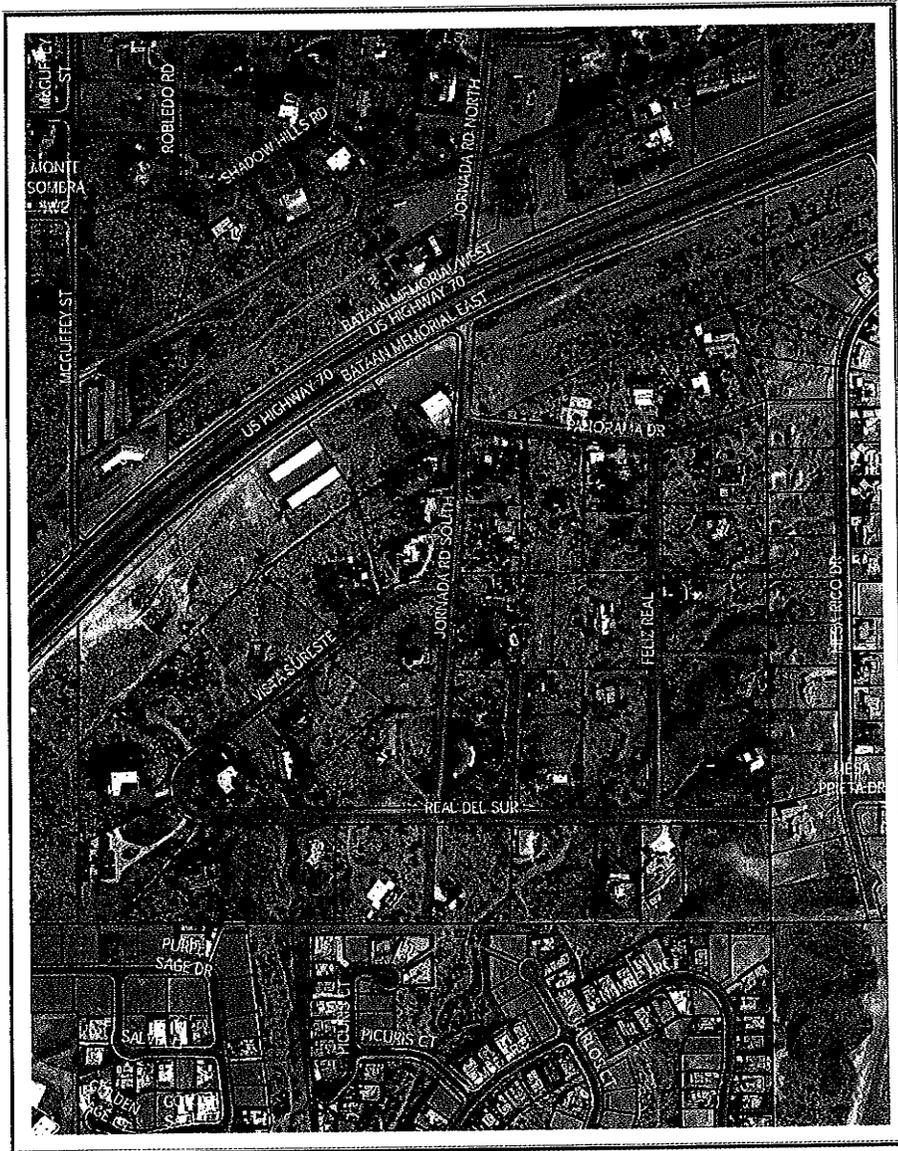
## **Implementation Strategies and Actions**

1. Consider the rezoning of the South Jornada community Blueprint Plan area to a zoning district that establishes a minimum lot size of one acre.
2. Utilize construction practices that adhere to best practices and City of Las Cruces Erosion Control Standards for new development and redevelopment.
3. Investigate the re-adoption of subdivision covenants, use of easements or other methods to preserve the rural, large lot nature of the neighborhood.

# South Jornada Community Blueprint Plan Area Map



# South Jornada Community Blueprint Plan Aerial Map





**TO:** Planning and Zoning Commission

**PREPARED BY:** Vincent M. Banegas – Deputy Director

**SUBJECT:** CBP-15-01

**RECOMMENDATION:** Conditional Approval

**DATE:** June 18, 2015

This is a request to recommend approval of:

Case No. CBP 15-01: A request to approve the Jornada South Community Blueprint submitted by members of the Jornada South neighborhood. The Jornada South Community Blueprint area is roughly bounded by Bataan Memorial East (north and west), Mesa Grande Estates Subdivision (east), and Pueblos at Alameda Ranch and White Sage Subdivisions (south) and more specifically pertains to property within the Jornada South development. The intent of the blueprint is to serve as a policy guide for future planning and development efforts in this area. The planning area falls within Council District 6 (Councilor Levatino).

The request was submitted by various property owners within the Jornada South development. Rebecca Kraimer, a resident of the neighborhood is primary contact for the blueprint effort.

### **BACKGROUND**

In the mid-seventies, the property owner for the land area known as the Jornada South neighborhood successfully submitted an annexation petition to the City of Las Cruces. Development of the property ensued and continued via various subdivision proposals into early 1981. At present, there are 41 lots that represent the development and the area under blueprint consideration.

The subdivision is zoned R-1a (Single-Family Medium Density Residential) and with one exception, is all developed. All Parcels within the development are greater than 1.0 acre in size with over half above 2.5 acres.

For years, the Jornada South neighborhood has experienced development impacts that have threatened the rural character of the neighborhood. Developments now exist along the southern (Pueblos at Alameda Ranch and White Sage) and eastern (Mesa Grande Estates) boundaries of the Jornada South neighborhood. When these developments were proposed, resident concerns were voiced citing development impacts that would endanger the rural lifestyle of the neighborhood. To help address these concerns, the adjacent subdivisions implemented development measures that provided open space or lot size buffers that provided a reasonable transition from the large lots provided within Jornada South to a more urban style of development with much smaller lots.

Access from adjacent developments to the Jornada South neighborhood was yet another concern often voiced which is in part why newer developments have restricted access to the Jornada South development. This limitation, helped to maintain the very low traffic flow and noise levels within the development.

In 2014, these concerns were once again raised when a subdivision proposal called Jornada South Unit 3B Replat of lot 29 was submitted for approval consideration. This proposal sought the replatting of an existing 2.889 acre lot within the Jornada South development into 3 separate parcels in accordance with existing zoning and subdivision regulations. The matter went before the Planning and Zoning Commission (4/29/14) and was denied by a vote of 2-4-1 (one seat vacant). The decision was appealed to City Council on 6/2/14 and was upheld by a vote of 3-2-2 (2 absent). Issues raised during discussion basically aligned with those previously mentioned. Staff has been in communication with the applicant's representative and is aware of the desire to formally resubmit an alternative layout. To date, the matter is still pending and will require notification of the proposal to the neighborhood and presentation of same if requested pursuant to development notification measures adopted in 2013.

In late May of 2014, staff was contacted by Mr. Robert Pennington, resident and property owner within Jornada South subdivision to see what could be done to protect development characteristics that the residents have come to enjoy. Issues raised to staff at that time included proposing a blueprint that restricted further subdivision of property, prohibited street lighting and sidewalks and generally promoted the low impact traffic pattern that exists within the boundaries of the Jornada South neighborhood. Staff, in talking with Mr. Pennington advised of how those concerns could be handled. In essence, staff indicated that sidewalks and street lighting are largely a matter of new development and with virtually all lots developed, it was highly unlikely that sidewalks and street lights would be an issue, particularly if the neighborhood did not desire those amenities.

The restriction to further subdivide property however, was a concern for staff given the existing zoning of property and current regulations within the 2001 Las Cruces Zoning Code, as amended and the 2006 Las Cruces Subdivision Code, as amended. Staff advised that from a policy perspective (development of a blueprint) the matter would be problematic. Staff proposed that an ordinance measure be considered requiring the residents to support and submit for a zone change that established a minimum lot size of 1 acre which was the threshold that the neighborhood deemed acceptable if further subdivision could not be stopped. It was also recommended that the neighborhood solicit as much support for a blueprint or zone change as possible.

In early June of 2014, staff was once again contacted, but in addition to Mr. Pennington, Ms. Rebecca Kraimer, also a resident and property owner within Jornada South subdivision met with staff. The blueprint discussion and the concerns of the neighborhood were briefly addressed and clarification of matters discussed in May were provided to Ms. Kraimer.

In an effort to provide assistance to the neighborhood, a staff member was assigned to this matter and visited with neighborhood representatives through October, 2014. It became clear that those working with staff were in favor of developing a blueprint and as such, further planning measures ensued.

Goal 16. Policy 16.6

Require new development in an existing neighborhood/district to respect and preserve the applicable character found therein.

Goal 19. Policy 19.1

Require development design to facilitate drainage, street, mobility, utility, and urban design compatibility within and adjacent to development projects and existing neighborhoods.

Goal 19. Policy 19.11

All residential development shall be compatible to the adjacent neighborhood in terms of architectural design, height/density, and the provision of landscaping.

Goal 20. Policy 20.3. a & b.

Encourage creative and sustainable site planning for all new development and redevelopment through a variety of means not limited to the following:

- a. Maintain the topography and slope of a site in its natural state.
- b. Encourage a balance between open space and built space in developments.

Goal 22. Policy 22.8

Advocate an appropriate balance between physical development and open space that will provide a desirable environment and quality of life in the urban area as well as preserving the unique natural and rural environments of the region.

Goal 31. Policy 31.3. a.

Support residential developments that contribute to a positive image for the City of Las Cruces by the creation, enhancement, and/or preservation of an identifiable neighborhood image.

- a. Encourage neighborhoods to develop and identifiable theme, for example, one with a Southwestern focus.

Goal 31. Policy 31.4

Create distinct neighborhoods which, through their design, functionality and aesthetic appeal, contribute to the quality of life that residents desire.

Goal 42. Policy 42.5. a.

Pursue sustainability in water supply and conservation through using a combination of program actions, voluntary measures, and mandatory measures as detailed in the City 40 Year Water Plan, Sustainability Plan and the City Water Conservation Plan, as amended.

- a. Continue to support measures to encourage the city's residents and businesses to utilize water conservation techniques...

Goal 44. Policy 44.5

Support and encourage the public input and participation process so that residents have an opportunity to voice opinions on issues which may impact the neighborhood in which they live...

## Goal 44. Policy 44.6

Work with existing neighborhoods to identify neighborhood priorities and needs related to infrastructure improvement (i.e. street and utilities), provision of parks and open space, and other related concerns.

## Goal 49. Policy 49.14

Encourage the preparation of lower level plans identified in the Planning Framework of this Comprehensive Plan, overlay zones, and form-based codes.

- a. Specific area targeted for these plans, zones, and codes as illustrated below... vi. US 70...
- b. Use these plans, zones, and codes to address issues as land use, zoning, transportation, and aesthetics such as architecture, landscaping and utilities.

## CON

## Goal 2. Policy 2.11

Encourage urban and rural residential development pursuant to the Future Concept Map.

## Goal 35. Figure 13

Jornada South neighborhood falls within the City Neighborhood Planning Area characterized by mostly single-family residential subdivisions. The City Neighborhood Planning Area is identified as an area that lacks housing diversity, civic/recreational, commercial and other types of services and land uses.

## Goal 41. Policy 41.5

Continue to encourage the elimination of septic systems that exist within the city limits.

- a. Continue to identify and prioritize existing septic systems within the city limits
- b. Continue to pursue federal and state funding to systematically eliminate these septic systems by extending wastewater collection system.
- c. Encourage residents to utilize City wastewater facilities as soon as such facilities are available to them.
- d. Require stubouts from septic tanks in the direction of the nearest future connection to sewage collection system.

## NEUTRAL

## Goal 2. Policy 2.6

Provide various lot sizes for single-family residential developments to promote a variety of lifestyles.

## Goal 20. Policy 20.4

Support those residential developments which possess an identifiable neighborhood image while still providing a variety of housing styles in order to avoid a monotonous, "cookie-cutter" appearance.

3. The following Community Planning Blueprint Initiative provisions are provided in terms of those that are pro and con in context to support of the proposed blueprint:

PRO

On June 6, 2011 via Resolution # 11-234, the Community Planning Blueprint Initiative was adopted allowing the creation of planning instruments that sought to:

- Achieve the goals, objectives and policies of the Comprehensive Plan with an emphasis on the Growth Management section of the Land Use Element
- Ensure consistency with the Las Cruces Metropolitan Planning Organization's Metropolitan Transportation Plan currently titled Transport 2040 Plan and provide information for future updates to this transportation plan.
- Provide a conceptual planning tool to evaluate and address fiscal impacts, neighborhood and stakeholder concerns, public improvement needs, or community vibrancy and stability issues.
- Identify characteristics, features, or conditions that need to be replicated, preserved, or enhanced throughout the community.
- Consider needs, challenges and opportunities for an area, neighborhood, corridor or place in an expedited manner.
- Improve city, resident, property owner, business, and stakeholder relationships.
- Identify and remedy zoning and land use conflicts.
- Develop future land use plans for small areas, where applicable.

CON

The intent of a Community Planning Blueprint is not to:

- Negatively impact an existing property right (e.g. prohibit a permitted use of a lot or the subdivision of land).
- Create a development moratorium.
- Delay or postpone a pending development application (zone change, zoning variance, infill, subdivision).
- Preclude the requirements of the City's Zoning, Subdivision, and other development codes, plans, and regulations, especially as it relates to the processes for changing the zoning on, subdividing of, or construction of an allowed use or building on the property.

4. On January 15, 2015, a pre-planning blueprint meeting was held with the neighborhood and of those in attendance a clear majority were in support of a blueprint initiative.

**RECOMMENDATION**

Staff has reviewed this proposal in context to both City policy and development ordinances. Staff has identified policies that generally support the proposal in regards to the vision and characteristics the neighborhood wishes to preserve such as the natural topography, aesthetic appeal, quality of life, etc. The proposal does not address policies/provisions that speak to housing and land use diversity, but more specifically existing property rights provided by zoning and

subdivision ordinances as well as current zoning of the subject property. Some of these very issues are addressed in the Community Blueprint Initiative and staff believes that with some blueprint amendment, these concerns can be overcome.

As an example, the proposed blueprint speaks to maintaining no less than a 1 acre lot size for all parcels within the proposed boundary. Due to existing R-1a zoning and the ability to subdivide smaller lots pursuant to existing ordinances, an action can be added under the applicable blueprint land use policy reflecting the neighborhood's intent to initiate a rezoning effort to implement and align the policy with ordinance. In other words, if 1 acre is the policy standard desired, rezoning parcels to an appropriate designation like EE-C would ensure that the minimum lot size for those parcels rezoned would not fall below the 1 acre threshold.

Less critical amendments may include adding an action to blueprint Land Use Policy 3 that requires adherence to existing dust control ordinance measures when any development or redevelopment takes place. Also, an action may be added to Land Use Policy 4 that encourages the neighborhood to investigate opportunities to reinstitute covenants that help preserve the rural nature of the neighborhood which would also tie to Land Use Policy 1.

As a result of these issues staff is requesting conditional approval with the conditions stated as follows:

1. That a map showing the boundaries for the Jornada South Community Blueprint be included in the proposed document.
2. That action language be provided at minimum for Land Use Policy 1. Language may read "The Jornada South property owners will initiate a rezoning application through the City of Las Cruces requesting a change from R-1a to EE-C or comparable designation".

Please be advised that the Planning and Zoning Commission is a recommending body for this proposal. The Las Cruces City Council will have final authority.

### OPTIONS

Vote "Yes"; this will recommend approval of the Jornada South Community Blueprint as written and presented in Exhibit "A".

Vote "No"; this will recommend denial of the Jornada South Community Blueprint as presented in Exhibit "A".

Vote to "Yes with modifications"; this will recommend approval of the Jornada South Community Blueprint with either amendments recommended by staff or those provided by the Commission.

Vote to "Table and or Postpone".

ATTACHMENTS

- Exhibit "A": Jornada South Community Blueprint
- Exhibit "B": Map showing intended Jornada South Community Blueprint boundaries
- Exhibit "C": Vicinity map
- Exhibit "D": Aerial map
- Exhibit "E": Resolution 11-234 (Community Planning Blueprint Initiative adoption)
- Exhibit "F": Summarized – draft minutes from the 1/15/15 pre-planning blueprint neighborhood meeting.
- Exhibit "G": Draft minutes of the April 21, 2015 Planning and Zoning Commission Work Session Meeting
- Exhibit "H": Miscellaneous correspondence.

## Fact Sheet for Case No. CBP-15-01

**Applicant(s):** Various property owners within Jornada South Subdivision. Primary contact - Rebecca Kraimer

**Location:** Boundary proposed includes all property within the stated subdivision. This subdivision/neighborhood is roughly bounded by Bataan Memorial East (north and west), Mesa Grande Estates Subdivision (east), and Pueblos at Alameda Ranch and White Sage Subdivisions (south) and more specifically pertains to property within the Jornada South Subdivision development.

**Current Use:** Single-family residential lots with very few lots still undeveloped.

**Existing Zoning:** R-1a (Single-Family Medium Density)

**Proposed Use:** The proposal seeks to adopt a community blueprint that shall serve as a policy guide for future planning and development efforts in this area. There are NO use changes proposed as part of the draft blueprint.

**Proposed Zoning:** No change at this time.

**Council District:** CD - 6 (Councilor Levatino)

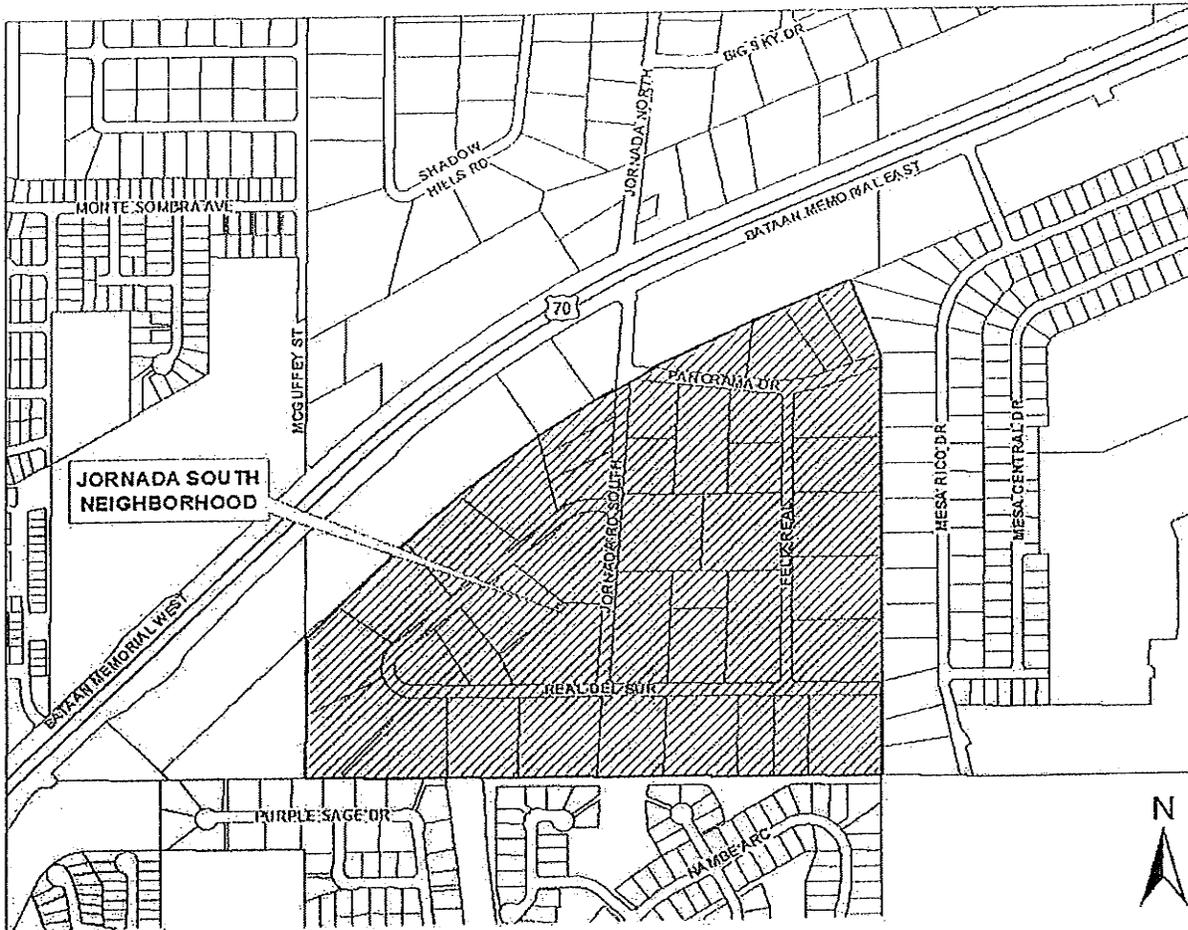
**Applicant's Proposal:**

As indicated above, the proposal seeks to adopt a community blueprint that shall serve as a policy guide for future planning and development efforts in this area. There are NO use changes proposed as part of the draft blueprint. Some of the main edicts of the blueprint include:

- Limiting further subdivision activity when such activity seeks lot sizes of less than 1 acre thus, maintaining the rural development character that is presently enjoyed by residents
- Maintaining the natural landscape
- Limiting the amount of impervious surface area within the subdivision when development occurs
- Limiting the amount of grading within the subdivision and utilizing the natural topography to the extent possible

It is anticipated that a majority of these concepts will remain as development policy for the neighborhood. The one that pertains to lot size may be implemented via a future re-zoning effort initiated by the property owners.

Fact Sheet for Case No. CBP-15-01



## South Jornada Community Blueprint

### **Introduction**

The South Jornada community is a residential neighborhood that exudes the many desirable features inherent to rural living. Located on the western piedmont slope of the Organ Mountains, residents of this limited-access community enjoy panoramic views across the desert landscape, as well as the convenience of nearby access to downtown Las Cruces. The absence of sidewalks and paucity of street lights reflect the rural culture residents find aesthetically pleasing, and the diverse architectural styles contribute to the unique character of the community. Characterized by large lots with home sites that conform to the natural topography of the landscape, the South Jornada neighborhood fosters peacefulness and privacy in a natural setting rarely found in a city development.

### **Background**

In the mid-1970's the South Jornada community was platted within the corporate limits of Las Cruces, representing a style of development unlike those in the urban center and adjacent areas.

Established in 1976, the Protective Covenants of the South Jornada community restricted development to a minimum lot size of one acre. The Protective Covenants also prohibited "grading, dams, or retaining walls that would unreasonably restrict natural drainage-ways or create flood hazards to adjoining properties." Clearly, low-density development and preservation of landscape topography are documented priorities of the South Jornada community.

When the Protective Covenants expired in 2001, the existing R-1a zoning of the South Jornada community left the neighborhood vulnerable to subdivision of up to eight dwellings per acre. However, in more than 13 years directly following the expiration of the Protective Covenants, not a single landowner sought subdivision into a parcel less than one acre. The strong commitment by neighbors to the peaceful, rural character of the unique South Jornada community is the motivation for development of this Blueprint.

### **Issues and Challenges**

As Las Cruces has grown, a more urban style of development reached the South Jornada neighborhood and now surrounds this small community on all sides. Residents feel the growth and development is threatening the very lifestyle they have grown to enjoy and now seek opportunities for its preservation. Recent development adjacent to the South Jornada community brought forth a desire to ensure that neighborhood characteristics are not compromised. Mitigation measures, in the form of transitioning elements, were sought to minimize development impacts of neighboring communities upon the unique South Jornada neighborhood.

For example, a recent development of higher density located directly south of the South Jornada community maintains an open space buffer of land between the two distinctly different developments. In Mesa Grande Estates, located immediately east of the South Jornada community, the developer provided an approximate gradation of residential lot sizes. To accommodate this, single-family zoning was established to allow lot sizes that transitioned from lots of more than one acre, to those of approximately one-half acre, one-quarter acre, 5000 sq. ft., and finally zoning affording a multi-family style of development. Zoning of lots adjacent to the boundary of the South Jornada community restricts minimum lot size to one acre. In both adjacent developments, suitable transition between the neighborhoods allows each community to coexist with minimal impacts to one another.

When each of the neighboring developments was approved, connectivity between the South Jornada community and surrounding developments was limited to pedestrian access via Panorama Drive to Mesa Grande Estates, further signifying the unique qualities of the South Jornada community. Within the South Jornada community itself, subdivision into a lot size of less than one acre was denied when the Planning and Zoning Commission "found essentially that the approval of the subdivision wasn't in keeping with the character of the neighborhood" (Las Cruces City Council meeting on 6/2/14).

In order to preserve the rural character of the South Jornada community, there is a desire to restrict minimum lot size. Excessive subdividing would increase noise and traffic, and negatively impact the privacy, peacefulness, and rural livability of residents. The market value of existing homes and property would also be negatively impacted by excessive subdividing. Large lot size is also necessary to accommodate residential septic systems that have proven very suitable for the sandy soil throughout this community. The vision of the original South Jornada Protective Covenants recognized the importance of lot size in maintaining the rural character of the community and, therefore, limited minimum lot size to one acre.

Another area of concern for residents is the desire to preserve, in as much as is possible, the natural topography of the landscape, with hills, drainages, and coppice dunes dictating the placement of each homesite. The diversity of site development is apparent throughout the neighborhood. Dwellings are located at various elevations, residing on hills, flat areas, or nestled into natural terraces. Some are located close to the road while

others are set back in excess of a hundred feet. These diverse homesite placements serve to further preserve the peacefulness and privacy desirable for rural living.

## Opportunities

While not a regulatory document, the Community Planning Blueprint provides the South Jornada residents an opportunity to develop a “policy plan” that “becomes a component of the City Comprehensive Plan.” Our issues are well-suited for the Community Planning Blueprint Initiative, in that our neighborhood is “facing expanded development pressures” that jeopardize the unique qualities and “character” of our community (Community Planning Blueprint Initiative, Resolution No. 11-234, Exhibit A). At the same time, the Blueprint process enables our community to play an active role in our city’s plan for community development. That is, to “create distinct neighborhoods which, through their design, functionality and aesthetic appeal, contribute to the quality of life that residents desire” (City of Las Cruces Comprehensive Plan 2040, Policy 31.4).

The Blueprint process was first suggested to members of our community by a City Councillor at a Council Meeting on June 2, 2014. Since that time, the South Jornada community has worked with City Planner Susana Montana who attended neighborhood coffees where she explained the Blueprint Initiative, heard community issues and, through frequent communications, helped us initiate the Blueprint process. Deputy Director Vincent Banegas presented information to South Jornada residents in a Pre-Planning Meeting at the Sage Cafe and provided extensive editorial assistance. At the meeting, there was no opposition to the goals of the South Jornada Blueprint from the owners. Director David Weir has enthusiastically supported our efforts and continues to offer invaluable suggestions for a cohesive document. The South Jornada community sincerely thanks everyone who has contributed to this Blueprint process and looks forward to working with the Department of Community Development in order to achieve our goals of preserving the unique qualities of our community. We appreciate all suggestions and are anxious to proceed with the Blueprint process.

Through neighborly participation, development of this community Blueprint again presents the opportunity to further protect the natural resources necessary for a peaceful, rural lifestyle. Given the limited availability of large residential lots within the city limits, the Blueprint Initiative also provides our community with the opportunity to provide diversity of residential housing options within the City of Las Cruces.

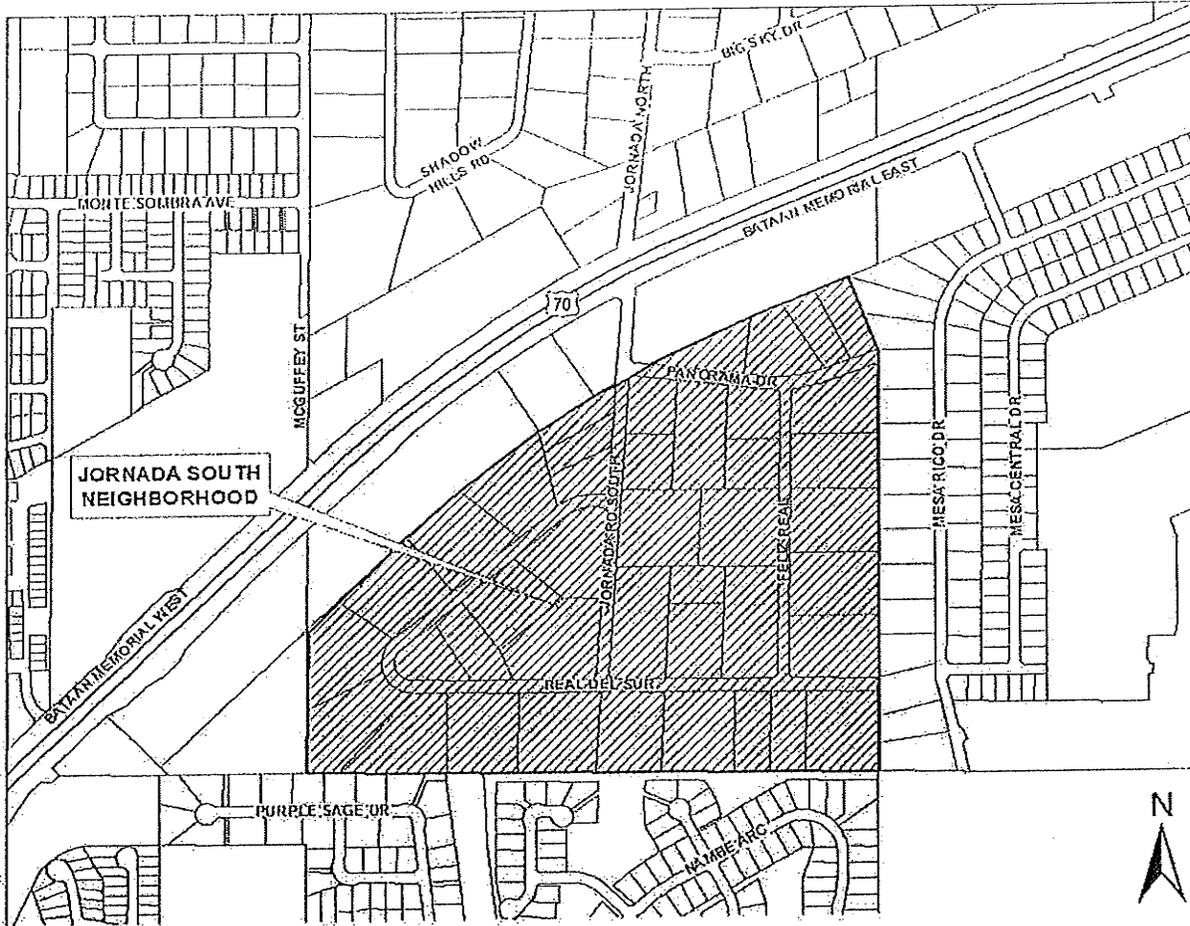
## Vision Statement

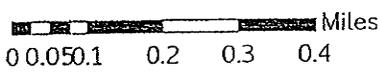
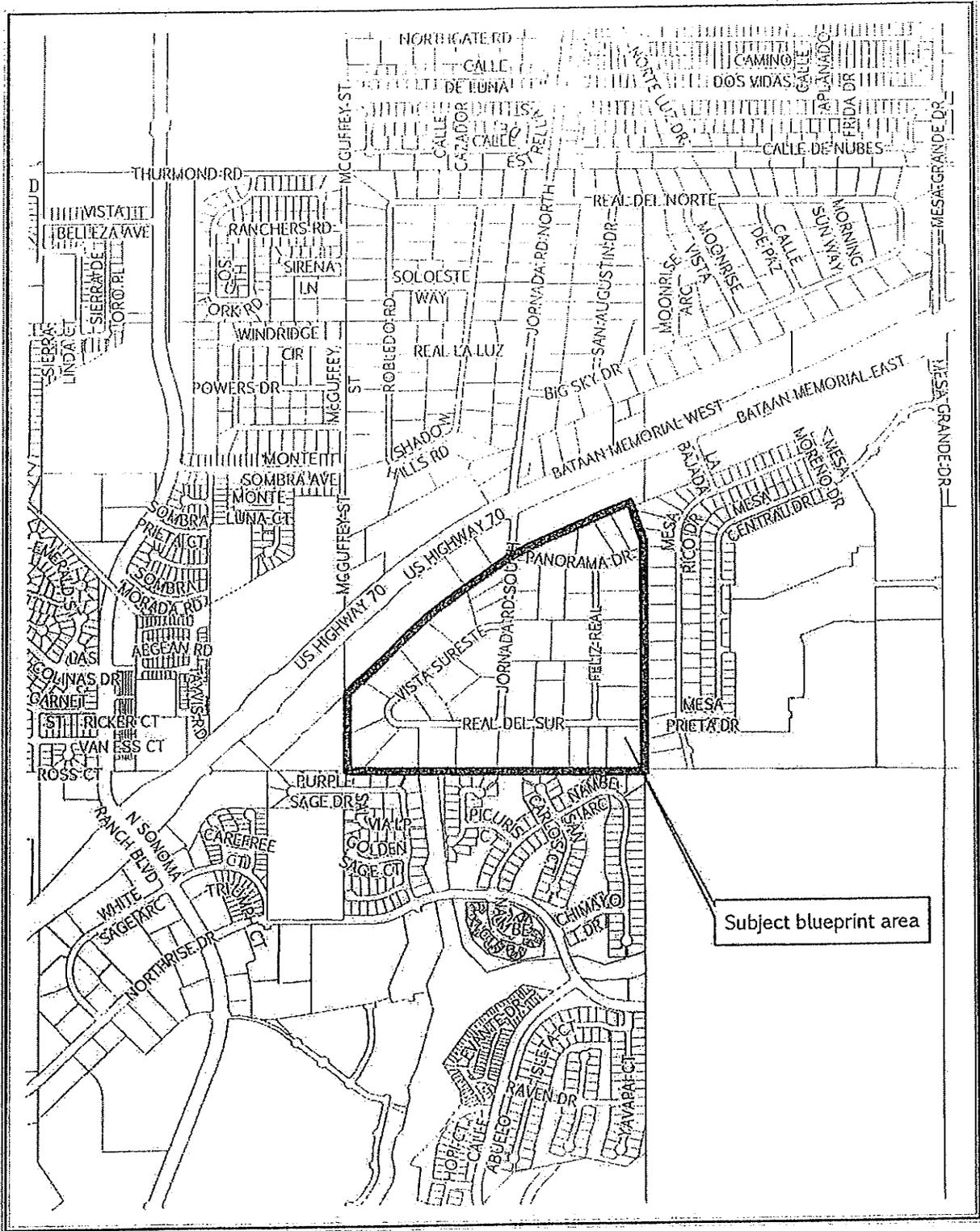
“The South Jornada community will maintain a rural quality characterized by peacefulness, dark skies, and large lot sizes amid the beauty of mountain and desert vistas. New development will contribute to this Vision and will support the natural beauty of the area by sustaining and strengthening the natural resources, rural character, privacy, and healthy livability of the community.”

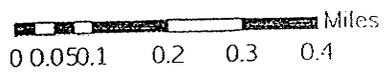
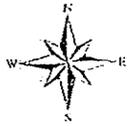
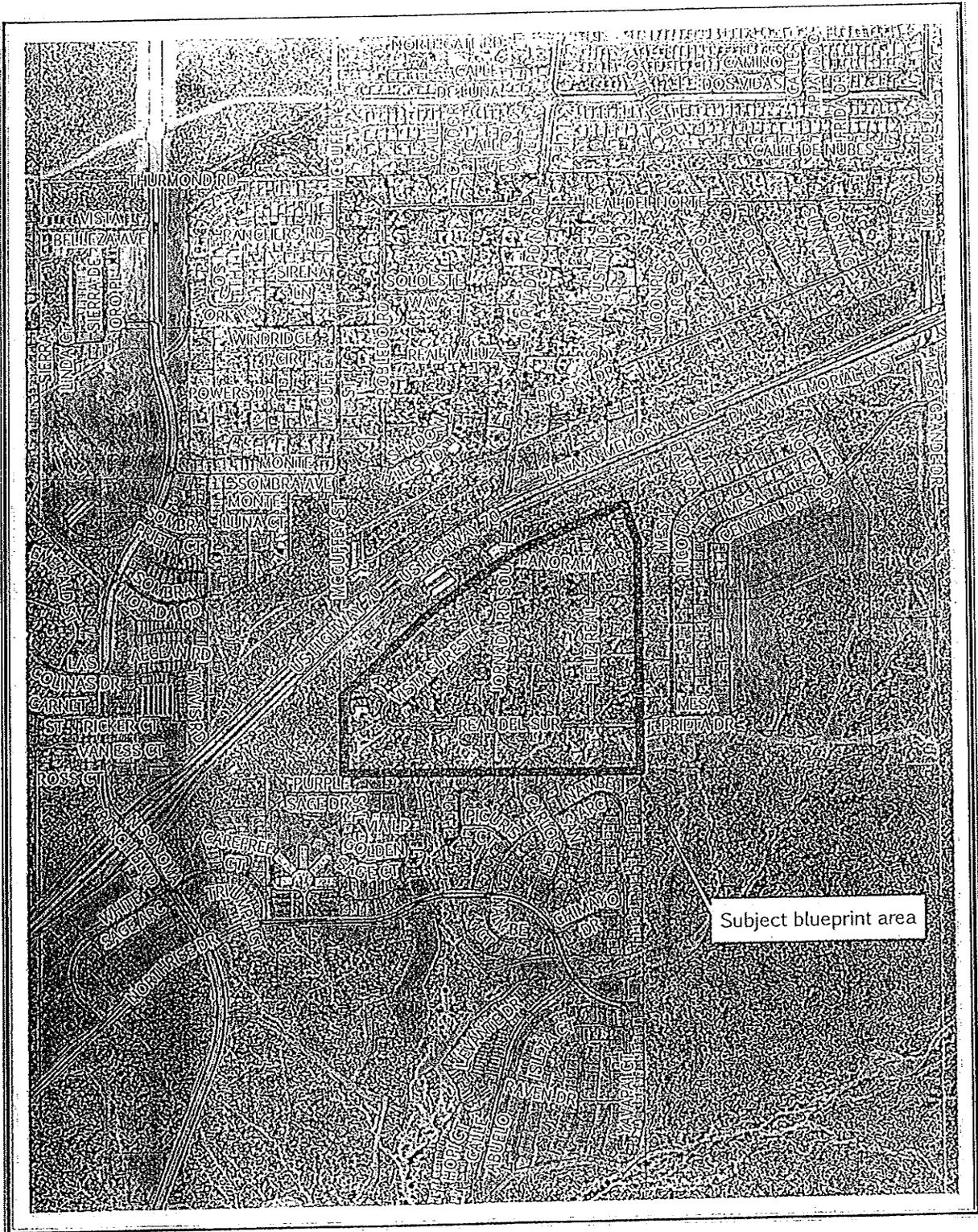
### **Land Use Policies**

1. Promote and preserve a minimum lot size of one acre for all tracts and home sites within the South Jornada community.
2. Encourage and advocate the preservation of the natural topography.
3. Minimize both soil disturbance and creation of impervious surfaces.
4. Consider alternative ways to protect the rural character of the South Jornada community that would preserve the rural, large lot nature of the area.

Proposed Jornada South Community Blueprint Boundary







RESOLUTION NO. 11-234**A RESOLUTION APPROVING THE ADOPTION OF THE COMMUNITY PLANNING BLUEPRINT INITIATIVE PROCESS.**

The City Council is informed that:

**WHEREAS**, the City of Las Cruces 1999 Comprehensive Plan and 2010 Strategic Plan encourage fourth level comprehensive plans (neighborhood and small area plans); and

**WHEREAS**, the Community Planning Blueprint Initiative provides a framework for developing and adopting fourth level comprehensive plans; and

**WHEREAS**, the Planning and Zoning Commission recommended that the Community Planning Blueprint Initiative be approved at a public hearing on April 26, 2011.

**NOW, THEREFORE**, Be it resolved by the governing body of the City of Las Cruces:

**(I)**

**THAT** the Community Planning Blueprint Initiative as shown in Exhibit "A", attached hereto and made part of this Resolution, is hereby approved.

**(II)**

**THAT** the Community Planning Blueprint Initiative as shown in Exhibit "A" will serve as the planning process for the creation of individual Community Planning Blueprint Plans.

**(III)**

**THAT** City staff is hereby authorized to do all deeds necessary in the

## Community Planning Blueprint Initiative

### Purpose

A Community Planning Blueprint is a policy plan for a defined area within the City limits that becomes a component of the City Comprehensive Plan. It can be developed for any location, but focuses on planning needs and issues for a specific geographical location. This location might be a neighborhood, corridor, or other unique place. It can include residential, commercial, industrial, or a mix of land uses.

This initiative is provided as a planning option other than the full-scale neighborhood or corridor plan process. A Community Planning Blueprint requires less analysis and detail than a neighborhood or corridor plan, thus allowing for faster plan completion than these other more robust planning processes. The intent is to address the needs of neighborhoods, corridors, or other places requiring a more focused planning effort. However, not every area or neighborhood in Las Cruces will be appropriate for such a plan. The expectation is that this type of plan will be used for areas that are in transition, facing expanded development pressures, are concerned with maintaining their character, or other related issues.

Community Planning Blueprints are policy documents adopted by resolution of the City Council and therefore are not development regulations or laws. Individual Blueprints will act as policy guides for activities within their called out boundaries. A Community Planning Blueprint will function to provide more fine-grained, in-depth analysis and direction tailored specifically for an area and its unique circumstances.

### Objectives

The Community Planning Blueprint Initiative is designed to:

- Achieve the goals, objectives and policies of the Comprehensive Plan with an emphasis on the Growth Management section of the Land Use Element.
- Ensure consistency with the Las Cruces Metropolitan Planning Organization's Metropolitan Transportation Plan currently titled Transport 2040 Plan and provide information for future updates to this transportation plan.
- Provide a conceptual planning tool to evaluate and address fiscal impacts, neighborhood and stakeholder concerns, public improvement needs, or community vibrancy and stability issues.

- Identify characteristics, features, or conditions that need to be replicated, preserved, or enhanced throughout the community.
- Consider needs, challenges and opportunities for an area, neighborhood, corridor or place in an expedited manner.
- Improve city, resident, property owner, business, and stakeholder relationships.
- Identify and remedy zoning and land use conflicts.
- Develop future land use plans for small areas, where applicable.

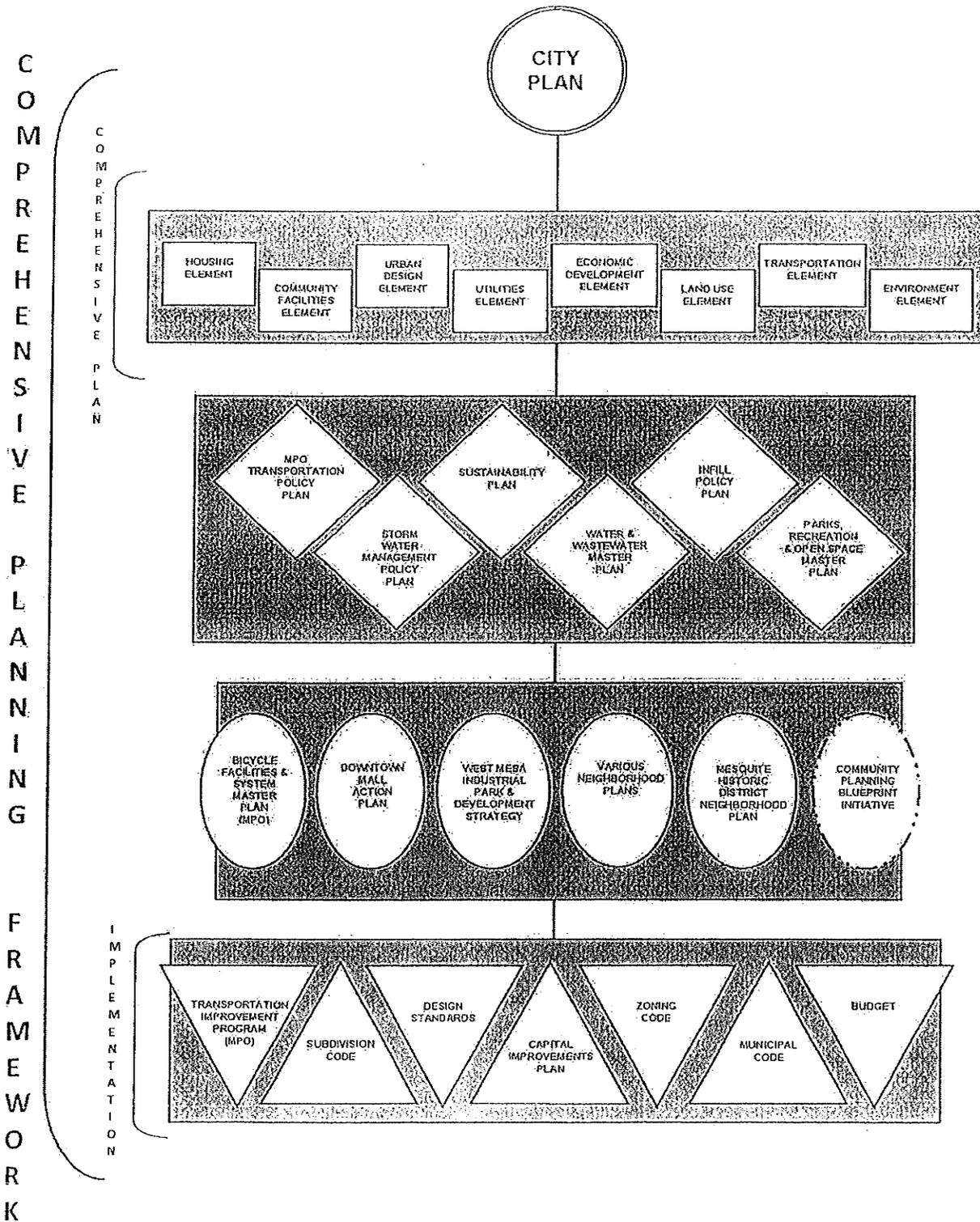
### Framework

The Community Planning Blueprint Initiative can be considered a third-level planning process under the Las Cruces Comprehensive Planning Framework (see Figure 1). Third-level plans are intended to address community issues that apply to all areas of the city. Since a Blueprint can be developed for any location, it meets the requirements as a third-level plan. However, its ultimate use is more in line with a forth-level planning document of the Comprehensive Planning Framework which focuses on planning needs and issues for a specific geographical location.

### Initiative Approval Process

This Community Planning Blueprint Initiative includes the Purpose, Objectives, Planning Framework, Blueprint Design, Plan Development, Implementation, Prioritization and Summary. This initiative must first be approved by the City Council before adoption of any site specific Blueprints. The approval process for this document will follow the standard plan adoption process including staff preparation, public review, Planning and Zoning Commission recommendation and City Council adoption.

FIGURE 1 COMPREHENSIVE PLANNING FRAMEWORK



### Blueprint Design

Each individual blueprint for a specific geographic area will include the following parts:

- Plan Boundaries: The limits of the planning area and a short summary of why the boundary was selected.
- Issue, Challenge, Opportunity Identification: Explanation of reason(s) for the Community Planning Blueprint; list of the issues, challenges, or opportunities identified; and the existing conditions and circumstances demonstrating the importance of the Community Planning Blueprint. Topics identified most likely will relate to one of the following subjects:
  - Land Use and Site Design (zoning, buffering and transitions, aesthetics, landscaping, access management, signage, drainage)
  - Urban Services (infrastructure improvements, schools, transit, recycling)
  - Special Needs (codes enforcement, graffiti remediation, ADA, neighborhood empowerment)
- Policy Recommendations and Actions: Synthesis of the background information, existing conditions and public involvement to document policy recommendations and actions. Strategies noted here are intended to guide public and private investment, improvement and the livability decisions for the planning area.
- Maps and Graphics: Maps and graphics will be utilized to spatially portray the concepts and ideas described by the Blueprint.

### Plan Development

Once a Community Planning Blueprint request is accepted and staff is authorized to begin the process, the following actions will be initiated:

1. Establish the preliminary boundaries for the Blueprint;
2. Collect initial data for analysis (i.e. maps, demographics, zoning);
3. Identify potential issues, challenges and/or opportunities that are important to the Blueprint site based on development activity, resident interest or other need;
4. Notify the area residents and property owners of the Blueprint initiative through adopted public involvement processes (i.e. charettes, public meetings, or other means);
5. Hold at least one public involvement event (e.g. charette, public input meeting);
6. Analyze the identified challenges and opportunities, and refine maps based on public involvement;

7. Present the analysis and maps for the Blueprint (e.g. charette finding review) in a public setting with affected parties and general public;
8. Conduct a formal public hearing before the Planning and Zoning Commission for a recommendation to the City Council; and
9. Adoption hearing by the City Council at a regular Council meeting.

Individual Community Planning Blueprint efforts are intended to be completed within 4 to 6 months from initiation to recommendation by the Planning and Zoning Commission.

#### Blueprint Adoption Process

Blueprints will be prepared, reviewed and approved as individual plans. The approval of specific Blueprints will follow the standard plan adoption process of public input, staff preparation, public review, Planning and Zoning Commission recommendation and City Council adoption.

#### Implementation

After the City Council adopts a Community Planning Blueprint, it will be used to assist the City Council, Planning and Zoning Commission, city staff and the public in managing quality of life initiatives and promoting well-planned neighborhoods and distinct places. A Community Planning Blueprint can facilitate this as or lead to:

- A policy guide for public and private development & redevelopment projects.
- An evaluation tool for grant applications, zone changes, subdivisions, planned unit developments and construction site plans.
- A mechanism to empower public involvement.
- A means to assure appropriate provisions for public and social services.
- A preliminary step prior to a neighborhood or corridor plan and overlay zoning district.
- An amendment to development regulations (zoning, subdivision, design standards).
- A publicly funded infrastructure project.
- The formation of a Neighborhood Watch or similar public safety program.
- Another program, project or activity beneficial within the plan's boundaries.

The intent of a Community Planning Blueprint is **not** to:

- Negatively impact an existing property right (e.g. prohibit a permitted use of a lot or the subdivision of land).
- Create a development moratorium.

- Delay or postpone a pending development application (zone change, zoning variance, infill, subdivision).
- Preclude the requirements of the City's Zoning, Subdivision, and other development codes, plans, and regulations, especially as it relates to the processes for changing the zoning on, subdividing of, or construction of an allowed use or building on the property.

### Prioritization

Several locations throughout the community have already been identified as ripe for a Community Planning Blueprint. On an annual basis, the Planning and Zoning Commission will consider all areas that currently exist as a prioritized Blueprint and all new areas that have been suggested for a Blueprint. The new areas may be suggested by residents or stakeholders through the completion of an application form and fee if requested by a property owner. They may also be suggested by staff, P & Z Commission, or the City Council as directed and prioritized through the Strategic Plan. The Community Development Department will keep a list throughout the year of areas for consideration. (See Appendix 1 for a list of potential areas.)

### Summary

A Community Planning Blueprint is a brief policy plan that can be developed for any location, and focuses on needs and issues for a specific geographical location. The Blueprint is provided as a planning option in lieu of a full-scale neighborhood or corridor plan process. Individual Blueprints may serve as policy guides for City Council, Planning and Zoning Commission, city staff and the public and articulates the goals for the area regarding land use, economic development, and transportation and community services.

## Appendix 1

Areas recognized as appropriate for a Community Planning Blueprint may include but are not limited to:

El Paseo Corridor	Picacho Avenue Corridor
US 70 East Gateway	Las Cruces Country Club
North Telshor Corridor	Lohman/Roadrunner Intersection
Las Cruces Dam	West Mesa (Non-airport/Industrial Park)
Villa Mora Dam	Sonoma Ranch Blvd (Lohman – DSR)
Railroad Corridor	Avenida De Mesilla (Valley – Main)
Mesilla Park Community Center	S. Main St. (Valley/I-10/Main)
Immaculate Heart/Valley View Elem.	South of Hacienda Acres

Jornada South Community Pre-planning Blueprint Meeting  
January 15, 2015

Vince Banegas led discussion  
CLC Staff in attendance: Carol McCall, Jamey Rickman

#### Introductions

Purpose (follow presentation), subject area, zoning, lot size, etc., history, [did I miss one?],  
blueprint — what is it?, comp plan framework, blueprint — what is it not?,

Attendee — if a blueprint can't regulate the way land is developed, zoned, subdivided, etc., what  
can it do?

VB-design, suggestions for future changes; C-policy guidance that informs code, budget etc.  
decisions...

[Presentation continued:] Zone change — what is it? Have to have 100% participation for a zone  
change.]

Attendee — is it possible to do part of the neighborhood with a zone change and another part  
not?

VB-Yes

Attendee — can the property owner pull his property out of the subdivision/neighborhood? VB-  
can't remove lot from designated subdivision.

Attendee-if a property is carved out of the zone change, it can still develop the property as it is  
zoned now, right? He could still link in with sewer in Mesa Grande?

VB-yes.

Attendee — no way you can keep the subdivision as it is and put in there that you can't  
subdivide? Example used was San Antonio where the subdivision said no subdividing.

VB — there could be protective covenants that kept lots at one acre minimum, but those  
covenants expired.

Attendee — What about the East Mesa blueprint? C-I think part of it was that most of the lots  
were zoned rural so they had a large minimum lot size already. It wasn't a question of zoning; [it  
was a question of character].

Comment — the original intent was to protect the one acre lot size. [Asked a question; didn't  
catch it].

VB-there are provisions in the 1999 comp plan that talked about the staggering of lot sizes; when  
you had large lot sizes and you had a development next door, the sizes would be staggered down  
to a higher density so that there was a buffer of larger lots so small lots weren't butted up  
against large lots.

Attendee-is that not in the current comp plan.

VB-no? ...This issue is new and it's a little shaky

Attendee – why couldn't the one acre lot size be grandfathered in?

VB – you would think so. But keep in mind that the developer at the time wanted to move forward, he heard staff concerns and was willing to do the staggered system to provide relief for the adjacent large-lot subdivision.

Attendee-but staff recognized that Jornada South wanted large lot. ...

VB --...something about bone of contention

Attendee could we go back one slide. What constitutes a low density zone?

VB – RE- one acre; EE-half acre; REM-half acre; R-1a-8 du/ac; R1b-12 du/ac; R1c XX;

Attendee – if we're on septic, doesn't the state have something to say about what size the lots can be?

VB-if you're allowed to stay on septic. Reference to 'they' had identified Jornada South as an area of interest.

Attendee—what would be the effect of the zone change they're asking for as far as septic is concerned? Would it affect the rest of us?

VB – no, for septic it's  $\frac{3}{4}$  acre minimum. The property owner would be required to extend sewer on those subdivided lots.

Attendee – it's all private land to run the sewer from those lots over to Mesa Grande

VB-understood that there are 3 lots adjacent to his property where he could run the lots.

Attendee – if he can have an easement, why doesn't he make a road so we can get through that area?

VB-Thought he could do it with the roads in place.

Attendee – why can't the covenants be reinstated?

VB-they can but the City wouldn't have anything to do with it. It would be completely neighborhood driven.

Attendee – why are all of these things changing? What's forcing what we're trying to do?

A – This property owner who wanted to subdivide. He'll keep going back until the City says yes.

Attendee-bottom line is you have to get something with the force of law?

VB-do you know how many owners would support a zone change?

Attendee – most of them

Attendee-we could wall of his property from ours, right?

Attendee-wants to clarify. He could come in through the other property he owns and bring in sewer. So is he going to stop at his property or run it across the arroyo?

VB-he just wants to run utilities to his property. Didn't have intent to run utilities down through Jornada South. There is also a future utilities map

Jamey Rickman – we have that report on line and it has a lot of information about plans to run future utilities. A lot if it is related to safe groundwater.

Attendee – can he go back to the P&Z and apply again for the same subdivision?

VB-there's a window in which he cannot submit the same plan. He may come back to submit another proposal for 2 lots.

(We wouldn't be opposed to that.)

VB-Staff has an obligation to meet with the neighbors in the course of preparing the case.

Attendee-so an option would be to deal with Mr. F and discuss with him the 2 lot idea.

Attendee-but we'd still have to do the zone change to be safe and have 100% agreement

[Presentation continued] Zone change-what is it?

Attendee – would it be a problem if we have just one way in and one way out?

VB-fire department will look at traffic impact. The standard that planning staff considers is 10 vehicle trips/day. That's the national average.

Attendee – but they approved this in 2004 with one way in and one way out?

VB-yes

Attendee-if it's a 2 lot subdivision, would it have to be sewer or could it be septic?

VB-they are looking at sewer. They would reference the utility plan

Attendee if it's subdivided in to 2 lots, he could still put lots of lots on it

VB- but the idea would be that you convince Mr. F to agree to one DU per one acre lot.

Attendee – why would he agree to that?

A- Staff tells the developer what issues may arise, including neighborhood objection, so you have to have strategies ready for that.

[Presentation continued...] Subdivision – what is it?, [end of presentation]

Attendee – if we were to pursue rezoning with an agreement, what would everyone have to do, how would we go about that?

VB –not an attorney so I don't know what it would take. 100% would have to sign the zone change application.

Attendee – maybe we should go ahead with the blueprint

Attendee –so you think going to EE is the best option?

VB-yes.

But can't see Mr. F going along with that

VB – you do get that kind of reaction sometimes.

Attendee – so what is our next step to pursue the blueprint?

VB- need indication from you that the content of the draft is what you want to pursue. Staff would review the draft and suggest revisions. Then the review process with P&Z and CC.

Attendee-Susana was in favor of the blueprint and didn't bring up any of this.

Carol – the blueprint is a good idea but in the long run you'll still have to do a zone change. The question is, what's the most expedient strategy?

VB – uses past experience to illustrate the importance of implementation

Attendee-why do the blueprint if it can't restrict the subdividing?

VB – don't know

Attendee – so do you suggest going ahead with the blueprint?

VB- if that's what you choose to do, staff will help you move forward. But we'd like to make sure everyone has looked at the draft and we'll work with you to ...

[Woman talks about noise from highway]

VB- could add noise abatement to the blueprint.

Attendee (Rebecca)—is there anything else we want to add to the blueprint.

Attendee – is there anything to prevent us from going ahead with the zone change process at the same time?

VB-no

Rebecca – I think we should find out how many would support a zone change.

VB-all you need is a majority; a simple majority but the more support the better.

Attendee – who handles the resurfacing of our road? There's a big pile of dirt there. 2450 Jornada?

Meeting adjourned at 7:30 p.m.

Conclusion: Group would like to pursue blueprint option, although there is concern that the blueprint wouldn't result in a zone change; group is interested in pursuing zone change concurrent with blueprint; Rebecca and Bob Pennington will lead the group in the effort.

1 PLANNING AND ZONING COMMISSION  
 2 WORK SESSION  
 3 FOR THE  
 4 CITY OF LAS CRUCES  
 5 City Council Chambers  
 6 April 21, 2015 at 6:00 p.m.  
 7

8 BOARD MEMBERS PRESENT:

- 9 Godfrey Crane, Chairman
- 10 William Stowe, Vice-Chair
- 11 Joanne Ferrary, Member
- 12 Ruben Alvarado, Member
- 13 Kirk Clifton, Member
- 14 Harvey Gordon, Member

16 BOARD MEMBERS ABSENT:

- 17 Charles Beard, Secretary

19 STAFF PRESENT:

- 20 David Weir, Director, Community Development Department, CLC
- 21 Andy Hume, Downtown Planning and Development Coordinator
- 22 Becky Baum, Recording Secretary, RC Creations, LLC

24 I. CALL TO ORDER (6:00)

26 Crane: Good evening ladies and gentlemen. Being six o'clock I'll call this work  
 27 session of the Planning and Zoning Commission to order. Although this,  
 28 there is no public input at a work session, I think since we have  
 29 members of the public here it's appropriate to introduce the  
 30 Commissioners present. On my far right in the blue shirt is  
 31 Commissioner Clifton who represents District 6. On his left,  
 32 Commissioner Gordon who is the Mayor's Appointee. Then Commissioner

1 Stowe who is also our Vice-Chairman. He's District 1. Commissioner  
2 Ferrary who represents District 5. Commissioner Alvarado, District 3. I'm  
3 Godfrey Crane, Chairman and I represent District 4.  
4

5 II. APPROVAL OF WORK SESSION MINUTES

6 1. January 20, 2015  
7

8 Crane: Our next item is to approve the minutes of the work session of the 20th  
9 of January of this year. Commissioners does anybody have any notes,  
10 fixes to those? I see no lights going on. I have one happily Madam  
11 Recording Secretary it's on page one, line 40, I'm introducing the  
12 Commissioners and I think I probably said Mr. Beard who is to his left.  
13 That would make sense. Otherwise, nothing else. If there's no other  
14 fixes I'll entertain a motion that these minutes be approved as amended.  
15

16 Stowe: So moved.

17  
18 Crane: Commissioner Stowe moves. A second?

19  
20 Ferrary: I'll second, please

21  
22 Crane: Commissioner Ferrary seconds. All in favor "aye."  
23

24 MOTION PASSED, ONE ABSTENTION  
25

26 Crane: Any abstentions?  
27

28 Clifton: I abstain.  
29

30 Crane: Commissioner Clifton abstains. Any opposed? None opposed. The  
31 matter passes five/zero and one abstention.  
32

1 III. NEW BUSINESS

- 2
- 3 1. CPB-15-01: A request to approve the Jornada South Community Blueprint  
 4 submitted by members of the Jornada South neighborhood. The Jornada  
 5 South Community Blueprint area is roughly bounded by Bataan Memorial  
 6 East (north and west), Mesa Grande Estates Subdivision (east), and Pueblos  
 7 at Alameda Ranch and White Sage Subdivisions (south) and more  
 8 specifically pertains to property within the Jornada South Development. The  
 9 intent of the blueprint is to serve as a policy guide for future planning and  
 10 development efforts in this area. The planning area falls in Council District  
 11 6 (Councilor Levatino).

12

13 Crane: And now we'll proceed to new business, item CPB 15-01. Please  
 14 introduce yourself, sir.

15

16 Weir: Chairman and Commission Members. David Weir, Community  
 17 Development Director. And the item I have before you tonight is a, a  
 18 community blueprint that was drafted for the South Jornada area. It was  
 19 a, a project that's been put together by the neighborhood themselves and  
 20 so just, what I'd like to do tonight is go over some brief, brief  
 21 background, go over the vision that the community has put together for  
 22 themselves and also the policies that they would like to implement for  
 23 their neighborhood, and then have a discussion, question and answers  
 24 with the Commission and ultimately see if you're comfortable with this  
 25 being placed on your May Planning and Zoning Commission meeting for  
 26 a recommendation to City Hall. So if that's fine with you, basically this  
 27 is a neighborhood blueprint. It's the City's version of a neighborhood  
 28 plan and in this particular case it's a neighborhood that's been in  
 29 existence since the mid '70s. The proposal for going forward with the  
 30 blueprint was suggested by the City Councilor from District 5. There  
 31 was a development proposal and he thought it was worthwhile for the  
 32 neighborhood to get their ideas down on paper and to use this venue to

1 express those. The neighborhood as, as, as you're probably aware of is  
2 out on the East Mesa. It's one of the older subdivisions off of 70 and  
3 now off of Bataan Memorial. Jornada Road at one time was the road  
4 that accessed it. It's on the south side of 70. The development at that  
5 time was large lot, a semi rural type of development, the wide streets,  
6 no sidewalks, limited street lighting. Excuse me. As the city has grown  
7 up and the city has grown out to the east, it's been surrounded by  
8 development with more density around it and, and to make sure that the  
9 neighborhood's transitioned correctly there's been efforts to buffer from  
10 that to the south. There's a development that actually has a buffer  
11 area. The subdivision that was approved to the east actually transitions  
12 in size from acre lots down to smaller, more urban type of development  
13 in the city.

14 The reason that they kind of come here, they want to maintain  
15 that lifestyle that they've bought into for that neighborhood. As I noted  
16 earlier it was, the subdivision was started in the '70s. At that time it  
17 was constructed with covenants that limited the lot sizes to a, a minimum  
18 of one acre in size. Also the homes were encouraged to develop with  
19 minimal disturbance to the lots so they have that natural setting, the  
20 natural desert landscaping in the area. The covenants themselves  
21 expired in the early 2000s and the zoning on the property is R-1a which  
22 allows lots to be as small as 5000 sq. ft. so as a development in that  
23 area there is concern that this would allow re-subdivision and really  
24 change the character of that subdivision. And I've noted already that the  
25 subdivision itself is not connected to any other development on either  
26 side of it. They've always stressed their desire to be a, a, an  
27 autonomous community and, and maintain those standards on which it  
28 was developed. They, the neighborhood themselves and there's several  
29 representatives here this evening put this blueprint together. My  
30 understanding is they as a group have had meetings amongst themselves,  
31 informal coffees in the morning or walks through the neighborhood, and  
32 so they had a core group that, that was interested in going forward with

1 this and they worked with staff, Community Development staff, initially  
2 Susana Montana, Montana here in the office and that when she left  
3 Vince Banegas took over helping them draft the blueprint. And then  
4 here lately I've helped them with some of the language and done some  
5 editing for it. But I'd like to read to you their proposed vision: The  
6 South Jornada Community will maintain a rural quality characterized by  
7 peacefulness, dark skies, and large lot sizes amid the beauty of  
8 mountains and desert vistas. A new development will contribute to this  
9 vision and will support the natural beauty of the area by sustaining and  
10 strengthening the natural resources, rural character, privacy, and healthy  
11 livability of the Community. And they've also come up with four policies  
12 that they would like to adopt in this plan; and the first was: Promote  
13 and preserve a minimum lot size of one acre for all tracts and home  
14 sites within the Jornada, the South Jornada Community. The second  
15 was: Encourage and advocate the preservation of the natural topography.  
16 Those two pretty much encapsulate the way the, the development was  
17 initially constructed and the way it's been since that time. Minimize soil  
18 disturbances and the creation of impervious surfaces, and again that, that  
19 goes with the, the character of the subdivision and last: Consider  
20 alternative ways to protect the rural character of the South Jornada  
21 Community that would preserve the rural large lot nature of the area.  
22 And that one gives them range that they wanted to, there's I guess  
23 some potential options they would have to pursue for that. One would  
24 be to ask that the zoning be changed either conditional single-family  
25 residential with a minimum lot size of one acre or to choose another  
26 residential zoning in the, the City's Zoning Code that would have that  
27 minimum lot size and, and preserve that nature. Another way would be  
28 to get with all the property owners and reinstitute covenants for that.  
29 That would be more of a private development control on that, when you  
30 buy the lot you would agree to those conditions and then they'd be  
31 responsible for enforcing that themselves. Other options would be to look

1 at placing conservation easements or some other way of controlling the  
2 land and maintain the, the one-acre lot size.

3 So that kind of encapsulates what you have before you this  
4 evening. If you chose to put this on your next agenda we would have  
5 another hearing of this. You'd have people in the neighborhood have an  
6 opportunity to come up and speak their thoughts on the plan and you'd  
7 be asked to make a recommendation to City Council. Regardless of that  
8 was a recommendation in support of the blueprint or not we would then  
9 forward it to City Council and they would actually adopt the plan. And  
10 what, what it would do, it would give some guidance to staff if there are  
11 any other development proposals in that, near that subdivision or within  
12 that subdivision. We could also, for us to make recommendations to the  
13 P&Z and City Council. If anyone was proposing a project, we would  
14 have a record of what the desires of the Community are so we could  
15 share that with them so that they would have an opportunity to know, I  
16 guess kind of a disclosure of what's taking place, and then it gives the  
17 neighborhood, gives them an opportunity to I guess act as a united  
18 community and, and demonstrate their, their common goals for where they  
19 live. So with that I will stop, I'd be happy to answer any questions and  
20 then the neighborhood said they would assist me if, if you had questions  
21 I couldn't answer.

22  
23 Crane: Let me ask Mr. Weir what precisely do you expect from us tonight, is  
24 there to be a vote to put this on the agenda for the next meeting?

25  
26 Weir: Mr. Chairman. I don't believe that there's, necessary that you take a  
27 formal vote but it just is, there's a consensus if you're comfortable with  
28 what's been drafted so far. If there's something that you're  
29 uncomfortable with or you would like a little more attention paid to that I  
30 think that would be worthwhile for staff to get that input, the Community  
31 is here so they could also see what your concerns may be and give  
32 them an opportunity to draft it and then we could determine at that time

1 whether May is still an appropriate time or we have adequate time to  
2 address that and massage the, the language so.

3  
4 Crane: Okay. Thank you. Commissioners? Commissioner Gordon.

5  
6 Gordon: Mr. Weir. I have a question. One of your comments was that you  
7 said one of the possibilities that the community could make some kind of  
8 covenants that said if you wanted to build here you had, would have to  
9 put only one, one residence on one acre. How does, how do they get  
10 around the zoning? The zoning now says you can build more than one.  
11 I mean is it, is this some type of a homeowner's association or just a  
12 loose group

13  
14 Weir: Mr. Chairman and, and Commissioner Gordon. There is not a formal  
15 homeowner's association. It's, it's kind of an informal group and that's  
16 one of the reasons they wanted to go this plan route. It kind of  
17 demonstrates a, a common theme in that area. We, when we, we put  
18 this on a Planning and Zoning Commission agenda for recommendation  
19 all the homeowners in that area will be notified of the plan that's being  
20 put forward and will have an opportunity to speak about the property.

21  
22 Gordon: If this isn't some kind of a, a legal constituted community such as a  
23 homeowner's association or something to that nature, how can their,  
24 making these covenants to supersede the zoning? I mean if somebody  
25 came in here and, and said, "Look I'm just going to build. I'm going to  
26 build four. I'm going to take an acre. I'm going to build four houses."  
27 I, I don't see that he would be not allowed to do this. I think the only  
28 way that they could probably to protect themselves is perhaps to change  
29 the zoning.

30  
31 Weir: Commissioner Gordon. I think you've really gotten to the crux of, of  
32 why they wanted to go through with, with this type of plan. The zoning

1 on the property now is the, the R-1a which basically allows up to eight  
2 dwelling units an acre and so that is the, the zoning that's in place now.  
3 Covenants are, the way they've always been explained to me and, and  
4 I've conveyed the information, are like private contracts that all those  
5 property owners within a subdivision have voluntarily placed on  
6 themselves. So the plan doesn't go as far as a zone change like we've  
7 discussed earlier but it, it gives them the opportunity as a group to  
8 pursue that as an option.

9  
10 Gordon: And what happens if there's one owner who doesn't want to do this?

11  
12 Weir: In, in the example of covenants, they would still retain that right for the  
13 zone change and you would, they could come forward with that. In that  
14 particular case if they chose to do that, staff would present the blueprint  
15 said "This is what a majority of the neighborhood has said they would  
16 like to maintain the community in this nature." They'd have to, the  
17 applicant requesting that zone change on that subdivision would say, "Well  
18 this is the reasons we don't feel that that's necessarily correct in this  
19 particular situation." And then you would be acting on that requirement.

20  
21 Gordon: Actually I think that, that this is a fair request. I'm not, I'm not  
22 opposing it. I'm just looking at it more or less saying perhaps I'm a  
23 devil's advocate where you know somebody's going to say, "No. I don't  
24 want to sign these covenants. I have an opportunity to sell this, I, I  
25 own two or three acres here and I have a chance to sell it to a  
26 developer. We're going to come in and build 12 houses."

27  
28 Weir: Yeah. This plan will not prohibit that. The person who potentially or  
29 theoretically owns the three or four acres could come in and, and make  
30 that request and then they'd have to meet all the City's zoning,  
31 subdivision, design standards, access, etc.

32

1 Gordon: So, so what gives this plan any validation to prohibit someone from  
2 doing that? I mean, just to bring this before Council, Council says,  
3 "Okay. You want to go ahead and do that, fine." But when it comes  
4 time for a petitioner to come in who wants to build, we're going to have  
5 to say yes. It's according to the zoning.

6  
7 Weir: Correct. Well it, it does a couple of things. One. It gives a, there's a  
8 clear statement of what is desired in that area so someone can make  
9 an informed decision whether they want to build, want to propose that  
10 type of a subdivision or development on the property. If the, it also  
11 gives justification to the neighborhood if they wanted to petition the City  
12 for a zone change they would get all the signatures on the the property  
13 owners of that. It gives justification for them to see, have that minimum  
14 lot size on the property.

15  
16 Gordon: Well I would think to protect themselves, I think their effort should  
17 probably be put forth in a direction to put you know to, to make sure  
18 that the zoning protects them and not their personal wishes.

19  
20 Weir: I, I don't see the blueprint as prohibiting that at all. I mean staff has  
21 discussed that with folks. They, they felt it was worthwhile, worth their  
22 effort to come forward and put their ideas down on paper and use this and  
23 I, I think they felt that there was a lot of support from the City Council  
24 to, to do this also, in fact they had a Councilor suggest that.

25  
26 Gordon: I will support it. I have no objection to it. It's just I'm just looking at  
27 it from the standpoint of someone coming in and say, "You know you  
28 have no right to prohibit me from doing this."

29  
30 Weir: And the conversations I've had with the neighborhood, they're aware of,  
31 of that shortfall of the plan that it doesn't guarantee that someone can't  
32 come in and propose to develop the large, a, a larger tract of property.

1  
2 Gordon: So, so what blessing does the City Council give this? What does it  
3 mean?  
4  
5 Weir: They would adopt it and it would be a policy plan. It would basically  
6 be, they would prefer that this stay in a, a natural state, that it be a  
7 minimum of one acre tract of land. It would provide if someone had a  
8 proposal to go below that level that they have a justification for that and,  
9 before they would go forward.  
10  
11 Gordon: Well I would be in favor of, of putting this forward to the Council for  
12 their approval.  
13  
14 Crane: But it comes to us first.  
15  
16 Weir: It does. You have to make the recommendation and then if it, it's, it's  
17 similar to a, an overlay plan or it kind of falls under your Comprehensive  
18 Plan so you're the, the body that makes the recommendation to City  
19 Council for them.  
20  
21 Crane: Commissioner Ferrary.  
22  
23 Ferrary: My understanding is that, Mr. Weir, that this is a first step and when we  
24 denied the ...  
25  
26 Weir: Subdivision.  
27  
28 Ferrary: Subdivision before, if we'd had this then it would've backed us up a lot  
29 better. But now if anything comes before us before possibly rezoning or  
30 the covenants, we can always refer to this.  
31

1 Weir: Mr. Chairman and, and Commissioner Ferrary. That, that's correct. It  
2 gives you more justification if somebody makes a proposal in line with  
3 this, this plan. I don't want to say that it would prohibit someone from  
4 proposing to subdivide property because it is zoned for smaller lots but it  
5 does give a person proposing that a very clear idea of what the  
6 Planning and Zoning Commission and the City Council feels is appropriate  
7 for that particular land use.  
8

9 Crane: Seems to me that this is a statement of the wishes of at least some of  
10 the people, maybe all the people in the development. It's not  
11 enforceable. Basically it only says that if you want to subdivide your lot  
12 you'll be a neighborhood pariah and this may make some people slow  
13 down but what about the individual who chooses to sell a one-acre lot  
14 and the person who buys it, not being familiar with the neighborhood at  
15 all doesn't give a damn if he's a pariah and says, "I'm going to put  
16 eight dwellings on it because it's R-1a." This is moral suasion, I don't  
17 say it's a bad thing. I just hope that the folks who're proposing it  
18 recognize that it really has all the impact of a feather against somebody  
19 who really wants to go ahead and enforce his rights.  
20

21 Weir: Mr. Chairman, I think you have some, some valid statements there.  
22 I, I think there's a couple things that will potentially happen when this is,  
23 if this is placed on your agenda. There'll be public notice and so you'll  
24 have a, if there is someone that's concerned about their property rights  
25 per the zoning you know they'll have an opportunity to express that and  
26 at the meeting and you know you can decide how to go forward from  
27 that standpoint. The other thing is we do the review for the subdivision  
28 and typically staff approves a recommendation as long as it meets all the  
29 minimum requirements. The, there currently is no sewer to that area so  
30 the minimum lot size you could have with a septic tank is three-quarters  
31 of an acre so that's a limiting factor but I mean that's not to say that

1 someone couldn't propose to, to develop at a higher density than, than,  
2 than is currently there.  
3  
4 Crane: How many one-acre lots are there in this division, roughly?  
5  
6 Weir: One acre or larger. Mr. Chairman. There's currently 41 lot, 41 lots  
7 within the subdivision and I, the smallest size is an acre. I know  
8 there's ...  
9  
10 Crane: So if the 41 owners, assuming all lots are built on developed, how many  
11 have signed onto this proposal or proportion?  
12  
13 Weir: The neighborhood's indicated 25 are aware of what's taking place.  
14 We've had just one lot we're aware of that did attempt to subdivide  
15 smaller than one acre but  
16  
17 Crane: Yeah, I remember that.  
18  
19 Weir: One acre.  
20  
21 Crane: Okay, 25 are aware?  
22  
23 Weir: Out of 41.  
24  
25 Crane: Not aware means, they know of it, what's their view on it?  
26  
27 Weir: Yeah I, I don't know.  
28  
29 Kraimer: Well, some are absentee landowners so they may not *(inaudible)*  
30 notification for the meeting.  
31  
32 Weir: Okay.

1  
2 Kraimer: *(inaudible)*.  
3  
4 Crane: If you could relay the lady's view.  
5  
6 Weir: Maybe ... I've been conversing with Rebecca Kraimer and she's kind of  
7 been the person that's organizing the neighborhood and has drafted much  
8 of the plan. Would you mind coming?  
9  
10 Crane: Does anybody have any objection to public input at the moment? Mr.  
11 Clifton your light's on.  
12  
13 Clifton: Yes. Mr. Weir, just some, couple of quick questions for you.  
14  
15 Crane: Excuse me. Do you object Ms. Kraimer talking at the moment?  
16  
17 Clifton: Not in a moment, no. I do have some questions though.  
18  
19 Crane: Okay. Could you hold up a minute and let's just wrap up what we had  
20 going on with the ...  
21  
22 Clifton: Okay.  
23  
24 Crane: Go ahead ma'am.  
25  
26 Kraimer: What did you want to know?  
27  
28 Crane: Well Mr. Weir was acting as a channel.  
29  
30 Kraimer: Okay.  
31

- 1 Crane: And maybe not at complete efficiency. Tell me how many of the forty-  
2 some lot owners approve of your plan?  
3
- 4 Kraimer: Well we, we had a pre-planning meeting at the Sage Cafe on the 25th  
5 of January. It was, and information was presented then to our  
6 community by the Community Development Department and at that time  
7 there was no opposition from any owner. I believe there were, I'm just,  
8 17-19 lots represented, no opposition there and in addition to that we've  
9 got six or seven more names definite to add to that so there is a good  
10 majority. I'm saying that conservatively because some people aren't even,  
11 you know they don't even open the door to you so they're that private.  
12
- 13 Crane: Have, have they all been contacted by mail?  
14
- 15 Kraimer: I believe that was the case.  
16
- 17 Weir: Mr. Chairman. When we scheduled that pre-meeting we did send out  
18 notice to all the property owners to give them an opportunity to  
19 participate.  
20
- 21 Crane: Okay. Ms. Kraimer I hope you'll turn up at the public meeting which we  
22 will have no doubt shortly.  
23
- 24 Kraimer: Okay  
25
- 26 Crane: Cause there's going to be further questions along the lines of what  
27 you've heard. Mr. Clifton did you have a question specifically of Ms.  
28 Kraimer or Mr. Weir?  
29
- 30 Clifton: Yes. I do have a question for Mr. Weir and maybe some comments.  
31
- 32 Crane: Okay. Thank you Ms. Kraimer.

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Clifton: Thank you Mr. Weir for your presentation. Mr. Weir used to be my boss years ago so now I can ask him some questions.

Weir: As a ... I'm already sweating.

Clifton: I, I, I kind of think and we've had this discussion before as a Commission that policy documents I, I, I truly believe the Commission is disavowing the, the power of a policy document. It's not just a feather striking at a proposal. It is essentially a fact that's used as findings of fact within a case packet to substantiate staff's position in favor or in opposition to a proposal. So it, it is, it is by no means as minimal as what some of the Commissioners have eluded to. And the concern that I have is that you know at what point is there too much, too many plans, too many documents, too many, too much governmental regulation and essentially what this is doing, it's encumbering these properties in the future. Although it's not zoning which it probably should actually be a zone change agreed to by 100% of the residents. That would be the cleanest way. The second method would be private which would be my preferred method, form a neighborhood association, form restrictive covenants that 100% of the property owners agree to. That is tied to the property henceforward until they expire or are renewed or not renewed. But with this document you're essentially encumbering land without saying that you're encumbering land to future property owners so, so an individual 20 years from now comes in to this Commission and hopefully I'm not here, and wants to subdivide their land and the staff recommends denial based on the, what is it called a blueprint? You know that, that is in essence encumbering one's property and I, I philosophically take exception with that. I don't know how many more plans that you guys can honestly manage that you have on your shelves right now but you know for my comfort level I would prefer to see 100% buy-in from the community and if you had that so be it, but I think

1 there should be some type of deed restriction, some type of disclosure.  
2 I think realtors and there's no way the City can require this, but that is  
3 essentially something that should be disclosed on a sale or a transaction.  
4 I wouldn't be too happy if I bought a property and found out down the  
5 road well there's a policy document that would lend itself to not allowing  
6 me to subdivide my land. By right you know we denied a, this  
7 Commission denied a subdivision, the applicant by right had the right to  
8 subdivide his property although subdivisions aren't an absolute right, it is  
9 a right based on the zoning district of which you're a property owner.  
10 Now a zone change on the other hand, that's not an absolute right by  
11 no means. So I don't know if you can maybe touch on my rant or not.

12  
13 Weir: Mr. Chairman and, and Commissioner Clifton. I don't, you, you've kind  
14 of issued the quandary a, a kind of a chicken and an egg situation.  
15 The, from a policy standpoint the, the City Council said this is something  
16 you should pursue, kind of reach consensus with your neighborhood, put  
17 forward what you would like to see. And so that's what the  
18 neighborhood has done. They, they contacted staff, they approached,  
19 how do we draft this particular document and go forward. If you look at  
20 it from the opposite way this kind of pushes you towards and gives you  
21 an opportunity to try to achieve that, that zoning for the entire area that  
22 would you know guarantee that there would be less in a lot, lots would  
23 not be smaller than an acre in size. But then you've, you've also hit  
24 on the thing if you don't get 100% buy-in what do you do and I see it  
25 as the, the neighborhood's expressing what they would like to see. I  
26 think in the past the actions where you see the, the development to the  
27 south created that buffer. They honored the, the size of that and the  
28 development that took place in Jornada North. The subdivision to the  
29 east chose to plat their lots in a transitioning way and I don't, that was  
30 not I believe a requirement of staff. That was, or a recommendation of  
31 staff I should say or when the zoning was changed and the development  
32 was approved, it was something that they wanted to do, to go forward

1 with the development so, the other issue is you, we don't have a lot of  
 2 neighborhoods like this, maybe the Las Alturas area south of town,  
 3 maybe as you get further out the Hacienda Acres I think are like half-  
 4 acre tracts. So it is a unique neighborhood, so I think it's a, a good  
 5 effort for them to say, "This is what we bought into, this is what we  
 6 would like to, to retain there." Staff has kind of taken the, and I think  
 7 the neighbors will tell you, we really pushed them hard to go try to get  
 8 a zone change for the property first but I think the plan was also a, a,  
 9 a good venue for them to try to seek consensus. It doesn't preclude  
 10 that from taking place. They went in with their eyes very open that this  
 11 is not the force of an ordinance for a, a zoning district so I, it seems  
 12 the effort is, is worthwhile just getting the neighbors to talk to one  
 13 another, trying to reach a consensus of what they would like to see and  
 14 then bringing it forward is, is desirable for this area so. I don't know if  
 15 I answered your question directly but kind of give you some thought  
 16 process of, of why staff supported this coming forward and, and giving  
 17 you an opportunity to see it before we just placed on the agenda.

18  
 19 Clifton: I, I think that it, I mean it makes perfect sense. I, I understand the  
 20 you know why and the how and I, I just I, I'm a little uncomfortable  
 21 without a full buy-in from the entire neighborhood and do you, do you,  
 22 have you guys internally talked about this potentially leading to a  
 23 Pandora's box of other areas cause I mean now we're starting to, you're  
 24 really starting to, I mean this is kind of like a spot zoning without it  
 25 being a zoning from a community and regional stand, stand, standpoint.  
 26 I mean are we going to start having all these blueprints throughout all of  
 27 Las Cruces? I mean I'm kind of looking out for you guys honestly. I  
 28 mean really ....

29  
 30 Weir: Yeah. Well there have been two other blueprints that have been  
 31 prepared. One is for the El, El Paseo corridor and basically that  
 32 presented a series of policies. One of the big keys for that was to, is

1 development or redevelopment takes place that a complete street be built  
2 with that development and there be efforts to revitalize, so that was one  
3 of the big themes that wanted to come, come through with, with that  
4 plan and so that provided direction not only for people that want to  
5 develop along that area what to expect but also the City as, as you do  
6 investment will look at those, that type of construction and you know it,  
7 and it, it'll just be another series of information that could go into any  
8 decision as to how you build that street but it, you know says, "We're  
9 going to try to address pedestrians, transit bicycles, etc." and we'll look  
10 at that as, as the road, if the road is ever reconstructed or  
11 redevelopment. The one that's probably more similar to this even though  
12 it's probably a little bit larger is the East Mesa blueprint that went  
13 through P&Z and then also City Council adopted it and their concern  
14 was they wanted to make sure that there was allowances for again a  
15 rural lifestyle and in particular the keeping of horses in the area so there  
16 was consensus on the plan. There was some potential trailheads to get  
17 into the public lands to, to use the horses. There was also, in that  
18 particular area there are zoning districts on property that no longer exist.  
19 So a policy was adopted that that they should be converted to  
20 appropriate properties, so that's kind of the correlation between the two  
21 neighborhoods. It gives justification for that type of zoning and, and also  
22 as long as that plan is on place and in the books the City would say,  
23 "You know this, this, the intent is to keep rural development in that area,  
24 keep the lot sizes so that you could keep horses." The other I guess  
25 key one in that particular area is it recommended roads built below City  
26 standards. They were comfortable with smaller paving widths, different  
27 type of drainage treatment, and, and, and also type of, of pavement  
28 treatment so it, it gave that latitude that the City could, if you receive a  
29 subdivision in that area and they requested for some type of road  
30 different than that's in our design standards then it gives you as a, a  
31 Commission an opportunity to, to approve that so I think it's incumbent  
32 on the City I mean with technology and the mapping we already have

1 overlays that have plans and then that did have the *(inaudible)* zoning  
2 but we have to review those and, and monitor those already so I, I, I  
3 think it's something that, that's, that's doable. And it, it also gives  
4 people a stake in their neighborhood of, of what's going on so I think  
5 those are, are positive things from a planning standpoint.

6  
7 Crane: Thank you Mr. Weir. Any other Commissioner have question for Mr.  
8 Weir? Commissioner Stowe.

9  
10 Stowe: Didn't I see that there's a, a map to be made available?

11  
12 Weir: There is and I apologize for not getting that to you but we will include  
13 that when it comes forward.

14  
15 Stowe: Thank you.

16  
17 Crane: I have one question. On page two near the bottom you mentioned  
18 compass dunes and I think I know what a compass is but I do not  
19 know what a compass dune is.

20  
21 Weir: I will ask Ms. Kraimer to assist me on that but ...

22  
23 Crane: Ms. Kraimer you do know don't you? Actually I have a smart phone  
24 here I could probably, could've found out.

25  
26 Kraimer: You can check me on, you can check me on that. A compass dune is  
27 generally, in this area it's your natural mesquite habitat that forms a  
28 duning formation on the soil and it, they don't all do that but we try to  
29 minimize the soil disturbance. Of course if you're putting in a driveway  
30 or something you have to make way for that but we, we do try to keep  
31 the hilly-ness and the natural contours and topography and sometimes  
32 that includes compass dunes.

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Crane: Thank you.

Kraimer: Is that okay?

Crane: Yes. All right.

Kraimer: Thank you.

Crane: Any other commissioner? Is there anybody who objects then to this advancing to the agenda for a public meeting of this Commission? There you go Mr. Weir.

Weir: Thank you very much.

Crane: Thank you. And who's next?

← END

- 2. ZCA-15-01: A request to repeal Section 38-43, CBD & Main Street Overlay, and replace it with the Downtown SmartCode, submitted by the City of Las Cruces. The City of Las Cruces has proposed enacting a SmartCode in the downtown area to increase focus on urban design and human interaction with the built environment while maintaining oversight of appropriate downtown land uses. The Code encourages a variety of residential options through mixed-use development and overall integration of compatible land uses. The affected area falls within Council Districts 1 (Councilor Silva) and 4 (Councilor Small).

Crane: This item is ZCA-15-02: Concerning the Downtown SmartCode.

Hume: Good afternoon Mr. Chair, members of the Commission. My name is Andy Hume. I'm Downtown Coordinator for the City of Las Cruces. I'm in the Community Development Department. Before you today is a

Vincent Banegas

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**From:** Robert Pennington <pennington@zianet.com>  
**Sent:** Monday, June 15, 2015 2:04 PM  
**To:** Vincent Banegas  
**Subject:** CBP-15-01

Hello Mr. Banegas,

Last year on June 5, when I began the Jornada South Blueprint process with you and other staff, I introduced the possibility of rezoning the neighborhood. Within a few weeks, Susana Montana was suggesting that we do so. At our neighborhood meeting with you on January 15, neighbors discussed it with you further. During the P&Z work session on April 21, David Weir said that your department has pushed us hard to get a zone change.

I want the proposed Blueprint amended to include a zone change from R-1a to EEc.

You have said that you would not rezone without the explicit approval of property owners. But my neighbor, Whit Harvey, reports that the city has rezoned some of his property even over his objection. The City can and does rezone property without the explicit approval of owners. And in the Jornada South neighborhood, in my face-to-face interaction with residents of every home the neighborhood, I have heard no objection to rezoning.

I hope you will offer this amendment to the Planning and Zoning Commission when they consider the Jornada South Community Blueprint on June 23, 2015.

Respectfully,

Robert Pennington, Ph.D.  
4555 Panorama Drive  
Las Cruces, New Mexico 88011  
(575) 373-4959

Vincent Banegas

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**From:** Gloria Bachmann <gtbachmann@gmail.com>  
**Sent:** Monday, June 01, 2015 2:20 PM  
**To:** Vincent Banegas  
**Subject:** Re: Case CPB-15-01 (Jornada South Community Blueprint)

Mr. Banegas:

Thank you for sending us an update to the pending P&Z meeting on June 23rd.

We have several questions regarding this case:

1. Does this proposal contain provisions for either a physical and/or visual barrier between this neighborhood and others nearby including the power line access (such as the rock walls surrounding the Pueblos at Alameda Ranch) ?

(The following four questions can be answered as either: a) More; b) Less; or c) about the same.

2. How will the approval of this proposal affect the chronically barking dogs on Real Del Sur ?

3. How will the approval of this proposal affect the littering ("dead" vehicles, discarded play equipment, plastic bottles, golf balls, beverage cans, etc.) of the arroyo to the immediate south of Real Del Sur ?

4. How will the approval of this proposal affect pyrotechnic use on the 3rd, 4th, and 5th of July annually in this neighborhood ?

5. How will the approval of this proposal affect Code enforcement in this neighborhood ?

Also, what is the purpose of a "blue print" when its provisions (such as that pertaining to lot size) can be changed at a later date ? Which provisions can not be changed at a later date ?

While these questions may seem, on the surface, to be a bit flippant, I can assure you that these are very real concerns regarding this neighborhood. If the residents of this neighborhood seek to "maintain the rural...character" they should at least be willing to accept that fact that they are nevertheless, within the city limits, and bound by the its Code provisions, which will require some behavioral change in that neighborhood.

Respectfully submitted:

Tom and Gloria Bachmann  
 4431 Nambe Arc  
 Las Cruces, NM 88011-4238

**Vincent Banegas**

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**From:** Mike Mason <mmason@zianet.com>  
**Sent:** Thursday, May 21, 2015 10:40 AM  
**To:** Vincent Banegas  
**Cc:** mike  
**Subject:** Case CBP-15-01

Reference Case CBP-15-01

I enthusiastically support the Jornada South Community Blueprint, as identified in the referenced case.

A number of us specifically moved to this area many years ago, to enjoy the "rural" life in a city environment. Although there has been considerable development around us, we substantially still have that "rural" environment.

In the old days, the neighborhood covenants protected our community. But with their expiration, and the crunch of development all around our neighborhood, our way of life and community are threatened.

With the great expanses of empty lands we enjoy in Dona Ana County, there is considerable room for small lot housing neighborhoods to develop and flourish.

But I think there must also be room for islands of more rural communities to flourish. If not, then Las Cruces will lose much of its charm, and will be just another sprawling network of big-city postage stamp suburban housing.

I respectfully request favorable consideration by the Planning and Zoning Commission on this case, and a recommendation for approval to the Las Cruces City Council.

Thank You.

Sincerely,

//s//

Michael H. Mason  
5425 Feliz Real

**Vincent Banegas**

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**From:** Marilyn Steiner <msteiner@usa.com>  
**Sent:** Monday, May 18, 2015 11:12 AM  
**To:** Vincent Banegas  
**Subject:** Zoning Case CBP-15-01

Mr. Banegas,

My husband and I were glad to see the zoning proposal which seeks to maintain the natural landscape and "rural" feel of the land behind our property. The neighborhood is quiet and seems to be free of crime and trespassers in its current state. The natural landscape and large lot sizes were some of the reasons we purchased our property.

We are in favor of the proposals of the property owners of the Jornada South subdivision.

Thank you for your time,  
Respectfully,

Wes & Marilyn Steiner  
4423 Nambe Arc  
Las Cruces, NM 88011

Vincent Banegas

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**From:** renee witthoff <designsbyrenee@ameritech.net>  
**Sent:** Sunday, May 17, 2015 7:14 PM  
**To:** Vincent Banegas  
**Cc:** Gary Witthoff  
**Subject:** Case P-15-01 Jornada south

We are just wondering if the arroyo area by the road of Purple Sage will be affected. How will the topography be altered?

Also what size lots are in Jornada south as the map submitted looks as it is not at all to scale?

Thank you,

Renee and Gary Witthoff

## Vincent Banegas

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**From:** Rebecca Kraimer <rakraimer@gmail.com>  
**Sent:** Thursday, March 05, 2015 9:37 AM  
**To:** Vincent Banegas  
**Subject:** Re: P&Z Work Session

Yes, thank you.

On Wed, Mar 4, 2015 at 11:46 AM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

Ok. So you want me to cancel the March 17<sup>th</sup> Work Session correct? I'm just making sure. If so, I'll await further word from you on timing and then we'll see when it can move forward if that is what you all wish to do.

**From:** Rebecca Kraimer [<mailto:rakraimer@gmail.com>]  
**Sent:** Wednesday, March 04, 2015 11:42 AM  
**To:** Vincent Banegas  
**Subject:** Re: P&Z Work Session

Hello Vincent,

Thank you for the information about the P&Z work session. Considering all the Blueprint comments/revisions you've provided, I think I will need more time to talk with neighbors this weekend before submitting a revised Blueprint, or perhaps they will not want to continue the process. Some of your comments are so contrary to what has been told to our neighbors and/or written for us by staff members that I would like to re-schedule the P&Z work session to a later date.

Again, I thank you for the information you provided.

Rebecca

On Wed, Mar 4, 2015 at 10:10 AM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

Sounds good. One more thing, staff does not provide notice to property owners for work session items, but we will for the regular meeting. Based on that, please invite any home/property owners to the work session. I'm assuming you will be in attendance to convey the parameters of the blueprint and why the neighborhood wishes to pursue consideration of one. I will be in attendance to start the discussion, help steer applicable discussion and help answer any questions that the Commission may have of staff on the matter. They may have questions for you as well.

Now I know this is all new to you so please bear with me as I try and share as much info. about the process as I can. Normally, during P&Z work sessions, the meeting takes on less formality than say a regular meeting. The participants are typically staff and commission. The general public can sit in and observe, but it's up to the chair on whether to allow public comment and participation on related matters. Given the nature of this request however, my expectation is that your participation will be required because the neighborhood is submitting the request for consideration of the blueprint, not the City. I plan on seeking the chairs consideration of this matter at the onset of the discussion. Hope this helps. Look forward to hearing from you.

**From:** Rebecca Kraimer [mailto:[rakraimer@gmail.com](mailto:rakraimer@gmail.com)]  
**Sent:** Wednesday, March 04, 2015 9:51 AM  
**To:** Vincent Banegas  
**Subject:** Re: P&Z Work Session

Vincent,

I will get the revised Blueprint to you by the end of this week. Sorry I've been so busy with other matters.

Rebecca

On Wed, Mar 4, 2015 at 9:43 AM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

Rebecca, staff has posted the upcoming work session agenda for the blueprint. The meeting will be on the 17<sup>th</sup> of March at 6:00 p.m. here at City Hall – City Council Chambers. The only item on the agenda other than approval of previous work session minutes is consideration of the blueprint. Please keep in mind that work sessions are merely for discussion of case related matters and as such, there will be no decisions made. They may provide guidance and recommend consideration of certain case elements, but nothing further. Decisions and in this case a recommendation to City Council will take place at the regular meeting which as I previously mentioned is tentatively scheduled on April 28<sup>th</sup>. Both meetings are subject to cancellation if no quorum of the Commission is present at the time of the meeting.

For the work session, I'd like to provide the Commissioners with the latest and greatest version of the blueprint if possible. If not, I will distribute the version I sent out for the neighborhood meeting and it will be this version from which discussion will be drawn. In this instance, during discussion we'll indicate that changes to the document are forthcoming and that a revised document will be provided at the regular meeting. So if you'd like to provide a more refined version of the document that the neighborhood has been working on, I'll need that no later than March 9<sup>th</sup> because packet materials are delivered on the 10<sup>th</sup>. Packets are provided no later than 1 week prior to the applicable meeting.

Please keep me posted. Thanks.

**Vincent Banegas**

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**From:** Rebecca Kraimer <rakraimer@gmail.com>  
**Sent:** Wednesday, March 04, 2015 9:48 AM  
**To:** Vincent Banegas  
**Subject:** Re: blueprint comments/suggestions

Hello Vincent,

I have a mac. The PDF version seems fine, with red underlining/text/redacting and marginal comments that appear on the last page only. Thank you again.

Rebecca

On Mon, Mar 2, 2015 at 10:20 AM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

I checked the email I sent you with the edits and comments I provided and they are there. We use Word 2013 and assuming you have something similar, you have to turn on the Show Comments and Track Change feature of the software to view what was sent. I can print it out and make said copy available for you to pick up here at the office or see if the attached pdf version at least conveys the changes and comments properly. The thing about pdf documents is unless you have the necessary software, you won't be able to convert it to something editable.

**From:** Rebecca Kraimer [<mailto:rakraimer@gmail.com>]  
**Sent:** Monday, March 02, 2015 8:39 AM

**To:** Vincent Banegas  
**Subject:** Re: blueprint comments/suggestions

Vincent,

There are no comment tracks, no highlights, no italics, no underlines, no bold, no color text, etc in my downloaded copy.

As far as I can tell there is only additional text, sometimes jumbled, that is added to the original draft blueprint.

No wonder this isn't making sense.

Rebecca

On Fri, Feb 27, 2015 at 11:47 AM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

Hi Rebecca. I show it as the 1st comment track change. It reads as follows:

“The City has no ordinance on the books regarding this type of provision. So there is nothing implementable or being considered for implementation that could be used to address this matter. I would recommend that a policy speak to limiting the disturbance of the natural landscape along the lots’ frontage (except for access purposes) and then suggesting that the buildable area (non-restricted except for necessary setbacks, etc.) behind the frontage be used for construction of homes and the installation of non-native vegetation be used for landscaping if desired. This way the natural look of the lot is preserved at least from the street until one gets back further toward the developed part of the lot. There is no ordinance on the books for this provision either, but it doesn’t set a numeric value for adherence to the policy and merely addresses aesthetic considerations. “

**From:** Rebecca Kraimer [mailto:[rakraimer@gmail.com](mailto:rakraimer@gmail.com)]  
**Sent:** Friday, February 27, 2015 10:01 AM

**To:** Vincent Banegas  
**Subject:** Re: blueprint comments/suggestions

Good morning Vincent.

Thanks for the info about the BP process; I have a much clearer picture now.

I believe Land Use Policy #2 was included (and pretty much written by a city planner) just in case surveys, records, etc may have wrong information. It's really a case of distrust of government that may or may not be deserved, and it was not

my idea. However, I see no harm in its inclusion. After all, the entire BP is only a policy guide. At least that was my understanding from the very beginning. Please correct me if I'm wrong!

And I'm sorry, but I don't see any comments or approach to Land Use Policy #3 that's been suggested in your review of the draft. It reads the same as the original Blueprint from the Sage Cafe meeting. Please clarify.

Rebecca

On Thu, Feb 26, 2015 at 2:14 PM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

Hello Rebecca. Ideally, the BP (blueprint) should be clean before any review, but reality ALWAYS kicks in with planning projects so the general purpose of the BP (draft in hand or version you wish to submit) could be presented at the P&Z work session and we can clearly state that additional edits are forthcoming for the regular meeting. At the time of the P&Z Regular meeting, the Draft should be in a form that the neighborhood wishes to defend and have considered by P&Z and City Council. That said, if P&Z recommends approval of the BP with the condition of altering policy X to read in some fashion for example, then that edit would be made to the document prior to CC consideration. Once the Council Action Executive Summary (CAES) which includes the BP as exhibit "A" is submitted for CC consideration, then the only change that can be made is via direction by CC if approved with specific amendment direction.

In response to item #2 below, I believe my comments that were submitted to you point out that all lots to date are 1 acre in size or larger and thus policy #2 isn't necessary. Policy #3 seeks to establish policy for which no City ordinance presently speaks to or is likely to in the foreseeable future. That's why the approach my comment speaks to was suggested. The idea was to keep the policy suggested as policy guidance only. I do not see Ordinance being developed for it either.

Hope I made sense on my responses. If not, please advise and I'll try to clarify further.

**From:** Rebecca Kraimer [mailto:[rakraimer@gmail.com](mailto:rakraimer@gmail.com)]  
**Sent:** Thursday, February 26, 2015 10:36 AM  
**To:** Vincent Banegas  
**Subject:** Re: blueprint comments/suggestions

Hi Vincent.

Ok. Let's continue with emailing. Right now I only have 2 concerns.

Is the Blueprint that we present to the P&Z work session considered the final version that ultimately appears on the website, or can further revisions still be made? When I say further revisions, I'm referring to more descriptive narrative, not changes in land use policies, vision statement, etc. I notice the East Mesa Blueprint is very descriptive. (For example, community participation is explained in some detail.) At what stage is the Blueprint unalterable?

Referring to the Land Use Policies:

Is it possible to also grandfather-in the restriction in Land Use Policy #3? Either in an additional Land Use Policy or within the current Land Use Policy #2? What would you suggest?

Thank you.

Rebecca

On Tue, Feb 24, 2015 at 3:31 PM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

Hi Rebecca. If you wish to schedule a meeting with me that is fine, but emailing works as well. Either way works for me.

**From:** Rebecca Kraimer [<mailto:rakraimer@gmail.com>]  
**Sent:** Tuesday, February 24, 2015 11:53 AM  
**To:** Vincent Banegas  
**Subject:** Re: blueprint comments/suggestions

Good Morning Vincent,

I apologize for my delayed response to your Blueprint comments. I just opened your draft this morning because last week was a little crazy for me, and I wanted to devote a block of time to reading your comments. I think you have done a wonderful job! Thank you!

I had already expanded upon the very minimalist form that was originally submitted to your office and it sounds like you and I are saying pretty much the same thing, except you have the proper planner-ese language. I am very hopeful that we can hybridize our efforts to make a final document that is acceptable to neighbors etc.

Do you want to schedule a meeting or should I simply email my efforts to you?

Thank you again.

Rebecca

On Tue, Feb 17, 2015 at 3:18 PM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

Rebecca, as promised pursuant to my last email I sent you, I am providing you with my review of the draft presented during the blueprint meeting. The review also includes some suggested text changes that you

may consider for your next draft. This of course is your choice. Should you have any questions regarding any of the comments, please don't hesitate to inquire at your convenience. Thanks.

**Vincent Banegas**

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**From:** Vincent Banegas  
**Sent:** Wednesday, March 04, 2015 9:43 AM  
**To:** 'Rebecca Kraimer'  
**Cc:** Srijana Basnyat  
**Subject:** P&Z Work Session  
**Attachments:** P&Z Work Session 03-17-2015.docx

Rebecca, staff has posted the upcoming work session agenda for the blueprint. The meeting will be on the 17<sup>th</sup> of March at 6:00 p.m. here at City Hall – City Council Chambers. The only item on the agenda other than approval of previous work session minutes is consideration of the blueprint. Please keep in mind that work sessions are merely for discussion of case related matters and as such, there will be no decisions made. They may provide guidance and recommend consideration of certain case elements, but nothing further. Decisions and in this case a recommendation to City Council will take place at the regular meeting which as I previously mentioned is tentatively scheduled on April 28<sup>th</sup>. Both meetings are subject to cancellation if no quorum of the Commission is present at the time of the meeting.

For the work session, I'd like to provide the Commissioners with the latest and greatest version of the blueprint if possible. If not, I will distribute the version I sent out for the neighborhood meeting and it will be this version from which discussion will be drawn. In this instance, during discussion we'll indicate that changes to the document are forthcoming and that a revised document will be provided at the regular meeting. So if you'd like to provide a more refined version of the document that the neighborhood has been working on, I'll need that no later than March 9<sup>th</sup> because packet materials are delivered on the 10<sup>th</sup>. Packets are provided no later than 1 week prior to the applicable meeting.

Please keep me posted. Thanks.

**Vincent Banegas**

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**From:** Rebecca Kraimer <rakraimer@gmail.com>  
**Sent:** Tuesday, February 10, 2015 9:15 AM  
**To:** Vincent Banegas  
**Subject:** Re: SoJo Blueprint

Vincent,

Thank you for clarifying things. You're correct; I have received no notification, but I didn't receive one prior to his last proposal either. Thanks again for the info.

Rebecca

On Mon, Feb 9, 2015 at 3:33 PM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

Rebecca, you may proceed with both aspects. I'm not saying you cannot so please don't take my earlier statement wrong. The City will not be approaching anybody regarding the potential to rezone their property. All rezoning requests are driven by the property owners themselves and as such, this effort will have to be driven by those that wish to proceed in that fashion. Seeking out those willing to participate is a logical first step. As far as Mr. Fishback is concerned, someone in the audience specifically brought out the quid pro quo aspect as it related to Mr. Fishback's proposal and the plan/rezoning potential. I thought that was a good idea in that the possible wrinkles that one party might see in the other's proposal could be ironed out ahead of time and not at a public meeting(s). Staff awaits any information on that matter when and if contact with the neighborhood takes place by Mr. Fishback. This is a matter I encourage both Mr. Fishback and the neighborhood to investigate and hopefully resolve.

In terms of whether or not Mr. Fishback is seeking replatting again, the answer is yes. I know he and/or his representatives have been in consultation with staff as I indicated during the meeting. I have been informed by Mr. Adam Ochoa – Planner that they are ready to move on the proposal and that he specifically gave Mr. Fishback's representatives the mailing list of property owners in Jornada South and a sample of the notification letter they should use to inform the neighborhood of the proposal. From your question, I take it that they have not yet done the notification. Please be advised that this will have to be carried out in order to proceed with their proposal. We'll have to see what transpires on this front.

**From:** Rebecca Kraimer [<mailto:rakraimer@gmail.com>]  
**Sent:** Monday, February 09, 2015 12:02 PM  
**To:** Vincent Banegas  
**Subject:** Re: SoJo Blueprint

Good Morning, Vincent.

Specifically, one lady (Dorothy Rachele) in the back row very clearly stated that she thought we should proceed with both Blueprint and re-zoning. I looked around to see that nearly everyone in the audience was

either nodding in agreement or saying "yes" to her statement. I recall from the meeting that the South Jornada community would first need to determine how much support there is for re-zoning among all neighbors. Isn't that the first step to re-zoning? In the meantime, the community would proceed with the Blueprint process, which seems to be what is happening since a P&Z work session is scheduled.

As far as Mr. Fishback is concerned, I have no way of knowing if and when he plans to seek re-platting. Will someone from the city approach him about an agreement concerning re-zoning? I don't know the procedure for this. It is not my intention to single-out anyone, but only to preserve the qualities that for decades have defined the character of our community. In the meantime, is it alright for us to proceed with the Blueprint process?

Rebecca Kraimer

On Mon, Feb 9, 2015 at 10:31 AM, Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)> wrote:

Good morning Rebecca. Yes, some folks seemed to want to proceed with the dual approach although I'm not so sure there was consensus at this juncture. It's always difficult to seek consensus in a meeting like that. The reason I feel that way about the dual approach was because statements were made indicating that there should be attempts to discuss matters with Mr. Fishback. The thought was as I understood it to see if he would support a rezoning and plan effort if the neighborhood threw support behind his two lot subdivision proposal. That's where that left off best that I can recall.

Anyway, if the neighborhood wants to proceed with a zone change, an application would need to be filled out (can get it online at [www.las-cruces.org](http://www.las-cruces.org)) and the signatures of all property owners participating with the effort would need to sign the application (attaching another signature sheet as may be necessary). Because we are dealing with the same application and same area, the fee for application is \$600. Other fees (nominal) will be needed for notice costs (newspaper, letters, and sign posting) and the staff assigned to the rezoning effort will inform as to what those will be and when they will need to be collected. It would be ideal to have you and or someone representing the rezoning effort come to one of the pre-application meetings to discuss matters with staff in attendance. This way, the applicable staff could appraise you of the overall process and start the ball rolling. These meetings are held every Wednesday at 1:30. First come, first discussed. You may also request a meeting with Katherine Rogers to serve as a pre-application effort of sorts. Either way, staff can accommodate you.

Let me know if you have any other questions. Thanks.

**From:** Rebecca Kraimer [mailto:[rakraimer@gmail.com](mailto:rakraimer@gmail.com)]  
**Sent:** Friday, February 06, 2015 4:58 PM  
**To:** Vincent Banegas  
**Subject:** SoJo Blueprint

Hi Vincent,

I visited City Hall to talk with Carol McCall today. I didn't have much time, but sought her input as an observer of the meeting at the Sage Cafe.

It was my understanding that attendees at the meeting were in favor of simultaneously moving forward on the Blueprint and the re-zoning process. I also thought you presented the two options so that neighbors clearly understood the differences.

I just wanted to make sure my perception of the meeting was accurate before I talk to neighbors about the revised Blueprint. It was good to hear that Carol shared the same understanding, since she was in a better position to evaluate the audience than I was.

I will talk to neighbors about the revised Blueprint and get back to you with their concerns, hopefully in the very near future!

Rebecca Kraimer

**Vincent Banegas**

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**From:** Vincent Banegas  
**Sent:** Wednesday, January 28, 2015 2:19 PM  
**To:** 'Rebecca Kraimer'  
**Cc:** Srijana Basnyat; Carol McCall  
**Subject:** RE: South Jornada Blueprint  
**Attachments:** 4307\_001.pdf

Hi Rebecca,

The sign in sheet(s) are attached. As we left it, you were going to do a few changes and I was going to suggest a few changes and/or identify areas of concern that you may or may not wish to address. Given the changes that remain to be had and/or reviewed, the draft plan is slated to move forward to the March 17<sup>th</sup> P&Z Work Session (assumes quorum is met). Work sessions are held every 3<sup>rd</sup> Tuesday of the month if there are matters to address. As with all such meetings, a packet will be prepared for Commission consumption and meeting notice (modified from regular meeting protocol) will be posted. Packets are delivered the week before the meeting so I'll need time to review whatever changes come forward for staff consideration. This should provide ample opportunity to meet with the neighbors and revise the draft prior to submission.

**From:** Rebecca Kraimer [mailto:rakraimer@gmail.com]  
**Sent:** Wednesday, January 28, 2015 10:46 AM  
**To:** Vincent Banegas  
**Subject:** South Jornada Blueprint

Hello Vincent,

Would you mind sending me the list of attendees, along with their email addresses, who were present at the meeting on January 15th at the Sage Cafe? This would really help to continue the Blueprint process. Or I will be glad to stop by City Hall and pick up a copy of the list. Please let me know.

Also, what is the date and time for the "work session" that was described to me in the following communication? "The Blueprint would be presented to the Planning and Zoning Commission in a "work session" in which the Commission may ask questions of you all, and staff about the Blueprint. This meeting is a public meeting but is not for the Commission to take action on the request. The work session is intended to explain the project to the Commission so they understand it fully when we are ready to schedule it for a formal public hearing for their action—recommending it to the City Council for adoption."

Our neighborhood needs to start planning for the work session as soon as possible.

Thank you.

Rebecca Kraimer, Ph.D.  
 4500 Panorama Drive  
 Las Cruces, NM 88011

Jornada South Neighborhood Meeting  
January 15, 2015

	<u>Name</u>	<u>Street Address</u>	<u>Email Address</u>
1.	HELE CARROLL	4521 REAL DEL SUR	KITIZIP69@MSN.COM
2.	ANNETTE CARROLL	" "	
3.	Michelle Rachele	5275 Vista Sureste	hrachele@gmail.com
4.	Michelle Newman	4300 Real del Sur	marnew@radiks.net
5.	Gary Timpan	" "	
6.	Benson Davis	5900 FELIZ REAL	bdavis7307@aol.com
7.			
8.			
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Jornada South Neighborhood Meeting  
January 15, 2015

	<u>Name</u>	<u>Street Address</u>	<u>Email Address</u>
1.	in Julie Scheer	4450 Boylston St	Joseph.L.Photomail.com
2.			
3.			
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Jornada South Neighborhood Meeting  
January 15, 2015

Name	Street Address	Email Address
1. <u>Donna + Steve Carroll</u>	<u>4521 Real del Sur</u>	<u>kituzio69@msn.com</u>
2. <u>Jim + Bev Smith</u>	<u>5477 S Jornada</u>	<u>jhsmit44@comcast.net</u>
3. <u>Zol Walford</u>	<u>5425 S. Jornada</u>	<u>5425.jardada</u>
4. <u>Becky Krainer</u>	<u>4500 Panoramas Dr.</u>	<u>krainer@gmail.com</u>
5. <u>Annette Stockhos</u>	<u>4525 Panorama Dr.</u>	
6. <u>Charles Tucker</u>	<u>4525 PANORAMA DR</u>	<u>chrloest1265@gmail.com</u>
7. <u>JANIE RUCKMAN</u>	<u>CLC-</u>	
8. <u>ELI KOWACKE</u>	<u>4550 PAXI PANAMA</u>	<u>trickman@cox-crucis.org</u>
9. <u>Donna + Steve Perez</u>	<u>5300 Vista Saveste</u>	<u>WIKUWALSKA@ZIANET.COM</u>
10. <u>MaryAnn + Blake Harris</u>	<u>5300 S. Jornada</u>	<u>PolyPerez2000@yahoo.com</u>
11. <u>LARRY + Robina Williams</u>	<u>5225 S. JORNADA</u>	<u>maryann.m.harris.civ@mail.com</u>
12. <u>FRAUK CONNOR</u>	<u>5200 S JORNADA RD</u>	<u>larrywilliams@yahoo.com</u>
13. <u>Carol + Bob Pennington</u>	<u>4555 Panorama Dr</u>	<u>FraConnor@Comcast.net</u>
14.		
15.		
16.		
17.		
18.		
19.		
20.		

Vincent Banegas

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**From:** Vincent Banegas  
**Sent:** Wednesday, January 14, 2015 1:44 PM  
**To:** 'Rebecca Kraimer'  
**Subject:** RE: email update

Hi Rebecca,

Yes thanks. As a follow-up to our previous email, Sage Café at least the library portion, closes at 6:00 p.m. I'll be there by 5:15 or so to set up my presentation, laptop, and screen. In talking with Sage Café building operations staff, the chairs they have available (approx. 50) will be set up for us and should be facing south in what used to be the restaurant/cafeteria. My screen will be set up along the south wall. Given that, there won't really be any need for assistance on setting up, but I do however appreciate the offer. We'll see you there.

**From:** Rebecca Kraimer [mailto:rakraimer@gmail.com]  
**Sent:** Wednesday, January 14, 2015 11:30 AM  
**To:** Vincent Banegas  
**Subject:** Re: email update

Hello Vincent,

Wanted to make sure you received my change in email address that I formerly sent you. Please let me know if you have any more information concerning our meeting at the Sage Cafe (i.e., Will the Sage Cafe be open prior to the meeting so I can make sure chairs are set up, etc.?). Thank you.

Rebecca Kraimer, Ph.D.  
 4500 Panorama Drive  
 Las Cruces, NM 88011

On Sun, Jan 11, 2015 at 11:57 AM, Rebecca Kraimer <rakraimer@gmail.com> wrote:

Hello Vincent,

Just wanted to let you know that my email address has changed to the gmail account of this message.

Rebecca Kraimer, Ph.D.  
 4500 Panorama Drive  
 Las Cruces, NM 88011

**Vincent Banegas**

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**From:** Vincent Banegas  
**Sent:** Wednesday, January 14, 2015 1:43 PM  
**To:** 'rkraimer@nmsu.edu'  
**Subject:** FW: South Jornada Neighborhood Meeting

Hi Rebecca,

Sage Café at least the library portion, closes at 6:00 p.m. I'll be there by 5:15 or so to set up my presentation, laptop, and screen. In talking with Sage Café building operations staff, the chairs they have available (approx. 50) will be set up for us and should be facing south in what used to be the restaurant/cafeteria. My screen will be set up along the south wall. Given that, there won't really be any need for assistance on setting up, but I do however appreciate the offer. We'll see you there.

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**From:** Vincent Banegas  
**Sent:** Friday, January 09, 2015 1:53 PM  
**To:** 'Rebecca Kraimer'  
**Subject:** RE: South Jornada Neighborhood Meeting

Hello Rebecca,

We used our parcel layer in our GIS system that links both City/County parcel information with ownership information from the County to create our mailing list. So all those parcels within the confines of Jornada South should have received notification. If the "40" number came from a previous email, I may have miscounted.

In terms of early access to Sage Café, I will check and see how early we can gain access to set up. Shouldn't be a problem. I've never been in there so I'll check into this and see what will be needed and let you know more. I appreciate your offer to assist. I'm hoping it's a plug and play type set up for the most part since many times staff has been encouraged to hold meetings there when prudent. Stay tuned.

---

**From:** Rebecca Kraimer [<mailto:rkraimer@nmsu.edu>]  
**Sent:** Thursday, January 08, 2015 3:51 PM  
**To:** Vincent Banegas  
**Subject:** South Jornada Neighborhood Meeting

Hello Vincent,

I count 41 lots (not 40) in the South Jornada community. There are two different lots with the same house number that of course reside on different streets. Just thought that might be a source of confusion and I didn't want anyone omitted.

Also, will the Sage Cafe be open prior to our meeting time of 6pm? I want to help get things ready, set up chairs, etc. And please let me know if there is anything else I can do in preparation for the meeting.

Rebecca Kraimer, Ph.D.  
 4500 Panorama Drive  
 Las Cruces, NM 88011

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**From:** Vincent Banegas <[vbaneas@las-cruces.org](mailto:vbaneas@las-cruces.org)>  
**Sent:** Wednesday, December 17, 2014 5:38 PM

To: Rebecca Kraimer  
 Subject: RE: Neighborhood Meeting

Happy Holidays to you as well. Be safe.

From: Rebecca Kraimer [mailto:[rkraimer@nmsu.edu](mailto:rkraimer@nmsu.edu)]  
 Sent: Wednesday, December 17, 2014 3:13 PM  
 To: Vincent Banegas  
 Subject: Re: Neighborhood Meeting

Vincent,

Thank you for making the necessary reservations for our meeting.  
 Happy Holidays!

Rebecca Kraimer

---

From: Vincent Banegas <[vbanegas@las-cruces.org](mailto:vbanegas@las-cruces.org)>  
 Sent: Wednesday, December 17, 2014 8:59 AM  
 To: Rebecca Kraimer  
 Cc: Srijana Basnyat; David Weir; [pennington@zianet.com](mailto:pennington@zianet.com)  
 Subject: RE: Neighborhood Meeting

Hello Rebecca. We have confirmed availability of the Sage Café for the meeting to be held on January 15, 2015 from 6-8 p.m. Letters will be going out by month's end announcing the meeting, its purpose, and including the draft you and Robert had previously provided Susanna. I'll see you then. Should you have any question beyond what we have discussed already, please feel free to call or email at your convenience. Thanks.

---

From: Vincent Banegas  
 Sent: Monday, December 15, 2014 10:04 AM  
 To: 'Rebecca Kraimer'  
 Cc: Srijana Basnyat; [dweir@las-cruces.org](mailto:dweir@las-cruces.org); 'pennington@zianet.com'  
 Subject: RE: Neighborhood Meeting

Hi Rebecca. Yes, I was awaiting further word on potential dates pursuant to my last correspondence. I will check the availability of Sage Café for a meeting on Thursday, January 15, 2015 from 6-8 p.m. I'll confirm this information with you upon securing access to the Café. Thanks for checking with your neighbors on this matter.

From: Rebecca Kraimer [mailto:[rkraimer@nmsu.edu](mailto:rkraimer@nmsu.edu)]  
 Sent: Monday, December 15, 2014 8:27 AM  
 To: Vincent Banegas  
 Cc: Robert Pennington  
 Subject: Neighborhood Meeting

Good Morning Vincent,

I wasn't sure if I was supposed to contact you or vice versa, but I thought we should pin down the date/time/place of the first community meeting. The week of Jan 12th looks good for us, but a few days one way or the other is also fine, as long as we don't delay it too much.

Since we've been told it is preferable to have the meeting close to the neighborhood, I strongly suggest the Sage Cafe. It is only a couple of miles east of the South Jornada community, is easy to find, and can accommodate evening meetings. City Councillor Gil Sorg held a community meeting at the Sage Cafe last Tuesday evening

from 6 to 8. It was a well-attended meeting with plenty of seats for the audience. The 6 to 8pm time slot also sounds good for our meeting.

Thank you for your assistance.

Becky Kramer

## SOUTH JORNADA COMMUNITY BLUEPRINT SUPPORTERS

<u>OWNER</u>	<u>ADDRESS</u>	<u>LOT SIZE</u> (acre)
Robert and Jean Smith	5427 Jornada Road South	1.00
Ed Mayfield	5375 Jornada Road South	1.00
Blake and Mary Ann Harris	5300 Jornada Road South	3.07
Doug and Regina Hollars	5225 Jornada Road South	3.11
Anne and Frank Connor	5200 Jornada Road South	3.07
Frank and Hattie Geisel	4425 Panorama Drive	1.44
Robert and Rebecca Kraimer	4500 Panorama Drive	2.71
Charles and Mercedes Tucker	4525 Panorama Drive	1.00
Cheryl and Walt Kowalski	4550 Panorama Drive	1.35
Robert and Carol Pennington	4555 Panorama Drive	1.20
Annette Stocklos	4575 Panorama Drive	1.22
Jackie McDonald	5450 Feliz Real	2.39
Jane and Mike Mason	5425 Feliz Real	1.37
Benson and Elizabeth Davis	5400 Feliz Real	2.39
James and Rebecca Northrup	5375 Feliz Real	3.07
Yolanda Martinez	5350 Feliz Real	2.78
Jon and Julie Mercurio	4625 Real del Sur	2.78
Pamela and Robert Suarez	4560 Real del Sur	1.45
Darrin and Nora Loken	4550 Real del Sur	1.45
Emma and Bobby Rogers Sr.	4525 Real del Sur	2.07
Annette and Stephen Carroll	4521 Real del Sur	1.00
Laura and Ross Justus	4500 Real del Sur	2.85
Don and Julie Schrier	4450 Real del Sur	2.59
Leslie and Tad Benda	4350 Real del Sur	3.21
Cherri and Scott Wallis	4325 Real del Sur	1.51
Gerry and Marcella Thompson	4300 Real del Sur	2.89
Al and Joan Cole	4250 Real del Sur	2.89
Debi and Jim Ivey	5225 Vista Sureste	2.89
Jeanette and Robert Reidel	5250 Vista Sureste	1.30
Dorothy and Henry Rachele	5275 Vista Sureste	2.89
Steve and Bonnie Perez	5300 Vista Sureste	2.35
Whit Harvey	5375 Vista Sureste	2.70
Gilbert and Linda Chavez	5425 Vista Sureste	1.04

1 Crane: At this point we ask if any member of the Commission or any person with  
2 Community Development has any conflict of interest of any item on  
3 tonight's agenda? No one so indicating.  
4

### 5 **III. APPROVAL OF MINUTES**

#### 6 1. May 26, 2015 - Regular Meeting

7  
8 Crane: We will continue to the approval of minutes for our 26th of May meeting.  
9 Commissioners, does anybody have a point to make about the minutes? I  
10 have a couple myself, more than two actually; page 21, line 9, correction  
11 page 9, line 21, "on the mic please because our." Okay. Page 27, line 41,  
12 I'd like to see keyword as two words here because that changes the  
13 meaning very slightly. And the same correction on the following page, line  
14 4, and right after that line 5 "if it isn't random it is all garbage." That's all I  
15 have. Any other Commissioner? In that case I'll entertain a motion that  
16 the meeting, the minutes for May 26th be accepted as amended.  
17

18 Gordon: Make a motion.

19  
20 Crane: Mr. Gordon moves. Mr. Beard ...

21  
22 Stowe: Second.

23  
24 Crane: Seconds. Mr. Stowe seconds. All in favor aye.  
25

26 MOTION PASSED.

27  
28 Crane: Opposed?

29  
30 Alvarado: I abstain.  
31

32 Crane: And Mr. Alvarado, none opposed, Mr. Alvarado Abstains. That passes  
33 five to one; five votes for, zero against, one abstention.  
34

### 35 **IV. CONSENT AGENDA - NONE**

36  
37 Crane: We have no consent agenda.  
38

### 39 **V. OLD BUSINESS - NONE**

40  
41 Crane: And no old business.  
42

### 43 **VI. NEW BUSINESS**

- 44  
45 1. **CPB-15-01:** A request to approve the Jornada South Community Blueprint  
46 submitted by members of the Jornada South neighborhood. The Jornada

1 South Community Blueprint area is roughly bounded by Bataan Memorial  
2 East (north and west), Mesa Grande Estates Subdivision (east), and the  
3 Pueblos at Alameda Ranch with White Sage Subdivisions (south) and more  
4 specifically pertains to property within the Jornada South development. The  
5 intent of the blueprint is to serve as a policy guide for future planning and  
6 development efforts in this area. The planning area falls in Council District 6  
7 (Councilor Levatino).  
8

9 Crane: So we come to the first item of new business. I see we have quite a  
10 number of members of the public here. The way we handle new business  
11 items is that first a presentation is made, we Commissioners, we may then  
12 ask questions of the presenter. Then the applicant may wish to make a, a  
13 presentation, again we may ask questions of the applicant. And finally we  
14 open the discussion to the public and you may make a brief presentation,  
15 I'll get more to that in a moment. And we will perhaps ask you some  
16 questions. When the public has had its say, we close the matter to public  
17 discussion, to further discussion and we debate it a little and vote. There's  
18 quite a number of people here, may I see a show of hands on how many  
19 members of the public would like to come up and address the  
20 Commission? One, two, three, four. That's not very many but on the  
21 principle that the number may enlarge as we go on, I'll ask you to limit  
22 your presentation to three minutes because I think we have quite a long  
23 presentation from the City and others and we'd all like to get home I  
24 suppose. So, please introduce yourself sir and I will swear you in.  
25

26 Weir: Mr. Chairman. David Weir, Community Development Director.  
27

28 Crane: Mr. Weir do you swear or affirm that the testimony you are about to give is  
29 the truth and nothing but the truth under penalty of law?  
30

31 Weir: I do.  
32

33 Crane: Go ahead please.  
34

35 Weir: Mr. Chairman and Commission Members. The case, the first case you  
36 have is a community blueprint. If you are aware it's a policy plan at the  
37 neighborhood level. It is a part of the comprehensive planning framework  
38 for the City and it's a, a instrument that we've used to do, address small  
39 areas within the City. The proposal before you tonight as I've said is a  
40 request for the recommendation of approval of a community blueprint for  
41 the South Jornada Subdivision. And also like I said it's basically a  
42 statement of policy for neighborhood vibrancy. The initial draft of this has  
43 been reviewed by the Planning and Zoning Commission at your work  
44 session on April 26th. At that time you gave staff the consensus to go  
45 ahead and bring this forward at a, a later public meeting. If you recall, I'm  
46 going to read in the vision statement that has been prepared, the plan

1 itself was initiated by representatives of the neighborhood and then staff  
2 has worked with them to meet the context of the community blueprint  
3 process. The vision that they're putting forward tonight in the plan is "The  
4 South Jornada Community will maintain a rural quality characterized by  
5 peacefulness, dark skies, and large lot sizes amid the beauty of mountain  
6 and desert vistas. New development will contribute to this vision and will  
7 support the natural beauty of the area by sustaining and strengthening the  
8 natural resources, rural character, privacy, and healthy livability of the  
9 community."

10 In their proposal they basically have four land use policies that  
11 they've proposed and they all go to maintaining the character of the  
12 neighborhood and keeping the sense of community. Again I'll just run  
13 through these real quickly, I know you're not supposed to read  
14 PowerPoints but I, I think this is short enough. Promote and preserve a  
15 minimum lot size of one acre for all tracts and home sites. Encourage and  
16 advocate the preservation of the natural topography, minimize both soil  
17 disturbance and creation of impervious surfaces, consider alternative  
18 ways to protect the rural character of the neighborhood that would  
19 preserve the rural large-lot nature of the area.

20 What, what I'm going to do now is go through a series of maps,  
21 kind of give some background on where the location of this neighborhood  
22 is and some context of, of what's taking place. North is towards the top of  
23 these maps. This is US 70, Bataan Memorial is on either sides of the  
24 roads. This is Jornada, Jornada Road. The area in pink is the area that  
25 the plan is being proposed for. To the east is the Mesa Grande Estates  
26 subdivision. To the south is the Pueblos and White Sage subdivisions.  
27 And then across US 70 is the Jornada North, and then there are some  
28 commercial and multifamily tracts of property that are in various states of  
29 development just to the north of the, the area.

30 This provides you a zoning map of the properties so you can see  
31 that the area itself is zoned R-1b. That is a single-family residential  
32 district. Though all the lots are greater than one-acre in the subdivision,  
33 the R-1b does allow lots as small as 5,000 square feet. You can see the  
34 Mesa Grande Estates subdivision to the east has a, a band of lots that are  
35 roughly one-acre in size and it transitions into smaller lots. The  
36 subdivision, the Pueblos to the south, the actual lots are roughly one-third  
37 acre in size but there are these landscape areas between the, the various  
38 pods of development. And then White Sage I believe is about four-tenths  
39 of an acre in size. And as you can see the property along the US highway  
40 is various commercial, office, and multi-family residential zoning  
41 categories.

42 This is an aerial photograph. The neighborhood itself has 41 lots  
43 within it. I believe all but one is developed and as I stated earlier all are at  
44 least one-acre in size, some are even larger. This is a, a map for your use  
45 that shows the acreage of all the lots within the subdivision and adjacent  
46 properties and developments.

1           This slide gives you the framework of the City's Comprehensive  
2 Plan, as you can see the Comp Plan itself has a vision statement, it's  
3 currently thematic type of plan, it has five themes through it and policies in  
4 that. At the next level is more of your policy and technical plans, as you  
5 can see within this category is your community blueprint. We consider  
6 that a, a level two policy plan. And level three is your actual  
7 implementation tools, your zoning code, your subdivision ordinance, the  
8 City's budget, strategic plan, etc. Those are the ordinances and what  
9 people have to follow to actually, when they go to use their property, what,  
10 what the standards are. The level two is just a policy document, what the  
11 City would like to see in that area or as a policy.

12           Just to again give you the process for this evening; the Planning  
13 and Zoning Commission makes a recommendation on all land use plans.  
14 You review that and make a recommendation to City Council. The City  
15 Council has the final authority whether to adopt a land use plan or not and  
16 then staff makes a recommendation to you and then of course you make  
17 your recommendation to the City Council. What staff is proposing this  
18 night is a, a conditional approval of the blueprint plan. And what we, we  
19 have two conditions that we would propose; the first would be that a map  
20 or boundary map of the, excuse me, of the blue print be included. What  
21 we'd anticipate happening is that the maps that are in your packet would  
22 be incorporated into that so you'd have a sense of where this area is and  
23 where the, what the plan entails. Then we also have suggested that, and  
24 asked, recommended condition that there be a, a implementation of  
25 strategies and action section added to the plan. And under that there'd be  
26 three that would basically give a roadmap what could be used to  
27 implement the policies of the plan. The first is considered the rezoning of  
28 the South Jornada Blueprint plan area to a zoning district that establishes  
29 a minimum lot size of one-acre. That would require application to the City  
30 to designate that a, a zoning for single-family homes and with the  
31 minimum lot size of, of one-acre. The second condition, this  
32 implementation or strategies section would be utilize construction  
33 practices that adhere to best practices and City of Las Cruces Erosion  
34 Control Standards for new development and re-development. The City's  
35 Design Standards does have an erosion control standards to deal with  
36 dust and minimizing impacts to areas and so that would have to be  
37 followed for any development in the City. And then the, the third  
38 implementation strategy would be investigate the re-adoption of the  
39 subdivision covenants or use of easements, easements throughout the  
40 subdivision or any other method that could be used to preserve the large  
41 lot nature of this particular subdivision.

42           Your options this evening; one is to approve as has been submitted  
43 to you, that would not include the implementation strategy section, it would  
44 just have the background information, the vision, and the policies. The  
45 second one would be to vote "yes" with conditions and recommend  
46 approval of the policy plan. You could choose to adopt the conditions as

1 suggested by staff, you could develop some of your own, or the  
2 neighborhood itself could propose conditions that you might want to  
3 consider. Your third option is to vote "no," this basically would be  
4 recommending denial of the blue print and you, you don't support the way  
5 it's currently put forward. And your fourth option is to table the action  
6 tonight and direct staff or the neighborhood in how you would, what you  
7 would like to see addressed. And with that I will stand for questions.  
8

9 Crane: Thank you Mr. Weir. Commissioners any questions of Mr. Weir? Mr.  
10 Clifton.

11  
12 Clifton: Thank you Mr. Chair. Quick question Mr. Weir. How many, did all of the  
13 property owners sign off on this proposal? I mean if not how many did  
14 not?  
15

16 Weir: Mr. Chairman and Commissioner Clifton. I failed to tell you, the  
17 neighborhood provided a list of folks that have provided their support, I  
18 believe there were 33 properties identified that was handed to you at the  
19 beginning. There are 41 lots, so there were eight they were unable to get,  
20 sign off on that. My understanding is that some they were unable to  
21 contact cause they were not in the community and then I'm assuming  
22 some may not have chosen to have, have signed, but 33 out of 41, so a  
23 little above 80% I believe have agreed that they support this document.  
24

25 Clifton: Thank you.  
26

27 Crane: Anyone else? Thank you Mr. Weir. This blueprint was carried forward by  
28 a member or members of the community who I would regard perhaps as  
29 applicants, would that, would both of those people like to address the  
30 Commission as applicant and then we'll do the public later, or shall we just  
31 segue right to the public? Are the, is Ms. Kraimer here? Would you like to  
32 speak or would you have some formal presentation or should we just  
33 count you as the first member of the public?  
34

35 Kraimer: I don't have a formal presentation. I really think Mr. Weir gave a wonderful  
36 presentation and I'm here to simply answer questions if you have any. I'm  
37 so thrilled that so many of our neighbors showed up. We, if you can see  
38 the list of supporters, there are more that do support but they are  
39 unavailable. We have people with automatically closed gates to their  
40 driveway and so they're very difficult to contact and maybe some others  
41 don't use e-mail. So it's, it's not always as simple as it would appear.  
42

43 Crane: Hold on one minute please before you go any further.  
44

45 Kraimer: Okay.  
46

1 Crane: Should've sworn you in.  
2  
3 Kraimer: Oh yes.  
4  
5 Crane: Do you swear or affirm Ms. Kraimer that the testimony you are about to  
6 give is the truth and nothing but the truth under penalty of law?  
7  
8 Kraimer: I certainly do.  
9  
10 Crane: Okay. We'll count what you already said as in there.  
11  
12 Kraimer: That's fine.  
13  
14 Crane: Go ahead please.  
15  
16 Kraimer: I don't have anything else to add, just if you have any questions.  
17  
18 Crane: Commissioners, any questions for Ms. Kraimer? Apparently not.  
19  
20 Kraimer: No.  
21  
22 Crane: Well thank you.  
23  
24 Kraimer: Thank you.  
25  
26 Crane: Now let's segue to members of the public unless you, I see this gentleman  
27 in the blue shirt, sir, are you planning to come up? No, okay. Let's,  
28 anybody, members of the public, this gentleman. Please identify yourself  
29 for the record and get on the mic.  
30  
31 Reidel: SPEAKING, NOT INTO THE MICROPHONE.  
32  
33 Crane: Okay. Do you swear or affirm Mr. Reidel that the testimony you are about  
34 to give is the truth and nothing but the truth under penalty of law?  
35  
36 Reidel: I do.  
37  
38 Crane: Go ahead please.  
39  
40 Reidel: *(inaudible)* Closer to the, okay. As a 34-year resident of Jornada South, I  
41 just like to say that the main reason I moved there in the first place was  
42 because of the covenant and because it was one of the few places that  
43 gave you a rural setting while still in the City limits. And I would sure hate  
44 to see that change, so obviously I'm fully in favor of the blueprint. Thank  
45 you.  
46

1 Crane: Thank you sir. Anyone else? Well looks as if it's going quite fast. Let me  
2 give you another three, four seconds to think about it. Yes sir. And you  
3 are?  
4

5 Fishback: My name is Robert Fishback. I'm a landowner in Jornada South.  
6

7 Crane: Okay, so Mr. Fishback do you swear or affirm that the testimony you are  
8 about to give is the truth and nothing but the truth under penalty of law?  
9

10 Fishback: Yes sir I do.  
11

12 Crane: Go ahead please.  
13

14 Fishback: I am one of the owners and developers of Mesa Grande Estates. I  
15 actually live in Mesa Grande Estates that backs up to Jornada South. I've  
16 been a builder here in Las Cruces for nearly 40 years. And I don't come  
17 down to these meetings very often. I'm not a political at all. I would prefer  
18 not to be here right now. But as the only person who has not developed  
19 their land I have every right to be able to develop that land under the  
20 current codes that it's under which is multiple homes in that property and  
21 have been denied that over a year ago. I only wanted to take and divide  
22 my property into three lots. I still would like to be able to divide it into  
23 another different shape but we're not sure, we're just finishing looking at it  
24 and we'll come in front of the committee. Now I'm the first one to admit  
25 large lots are nice and I, I'll be more than happy to build as many on it as I  
26 can. Jornada South is a unique property. I've hunted rabbits there before,  
27 before it was a subdivision so I know it quite well. I think the thing that has  
28 me the most is they want to do something that makes it very difficult for  
29 me to even be able to recover my money I invested in there. That piece of  
30 property was going to have a church on it. But I don't have anything  
31 against any church but instead of coming down to City Council and  
32 coming in front of everybody and complaining about it, I just bought it,  
33 knowing what the existing codes were on that piece of property. I could, I  
34 mean I don't know exactly but at, at, at 5,000 square foot a lot I was  
35 wanting to build two lots that were just under 40,000 square feet and was  
36 denied that opportunity to do it a year ago or so. Now to me be able to  
37 recover my money I'm going to have to do something cause there's no  
38 way I can sell that big piece of property. And to give you a reason that  
39 you might understand that I have some kind of experience in this type of  
40 stuff; to date Mesa Grande Estates has some 19, 14 larger lots left, half  
41 acres, we have one left out of about 15. One acres that butt into Jornada  
42 South, we sold one in nine years. So for me to be even be able to sell 8.8  
43 or a one acre lot is not going to be easy, but to me to sell 2.89 is just not  
44 going to happen in today's climate with the, what we have in the  
45 construction business in Las Cruces right now. So I'm asking that the  
46 Council, or that the Commission to put this off until we can finish our

1 reports with the, the engineer lady that I have doing it and then I can have  
2 a look at presenting that to the City Council at the same time so I could  
3 possibly get an exemption from this. I'm not against, no body else has to  
4 divide it. Many of these people have benefited from the, from the selling  
5 off of portions of property in Jornada South over the last 30 years. That's  
6 how it was done. A lot of them were three-acre tracts, they sold an acre  
7 and a half off or they sold an acre off and they kept two and it's, it's been  
8 done that the entire way. But I would like an opportunity to, yes sir I will,  
9 to bring my plan in front of the Commission at this time, it's being worked  
10 on, should be ready within the next week or so and submitted along with  
11 us to get the approval or, or denial of the ability to develop my property.

12  
13 Crane: Okay Mr. Fishback, I have a question for you.

14  
15 Fishback: Sure.

16  
17 Crane: And perhaps some of the other Commissioners do. Do you live in the  
18 Jornada South?

19  
20 Fishback: No, I live in Mesa Grande Estates on Mesa Rico, but my property butts  
21 into my home in Jornada South. I bought the adjoining 2.89 that adjoined  
22 my property. So I have a, a big, a big investment on what goes on that  
23 property.

24  
25 Crane: Do you, did you, when did you buy your 2.89?

26  
27 Fishback: Maybe eight years ago.

28  
29 Crane: And were the covenants in place at that time?

30  
31 Fishback: The, the covenants, no, there's no covenants but the zoning was in place  
32 that we were, that we are going to. But the covenants have been expired  
33 for over 20 years.

34  
35 Crane: Yeah. Okay.

36  
37 Fishback: So they, when I bought it there was no covenants on it.

38  
39 Crane: Thank you. And Commissioners? Mr. Clifton, and then Mr. Gordon.

40  
41 Clifton: Thank you Mr. Chair. Mr. Fishback were you approached by the  
42 neighborhood to sign off on this plan at any time?

43  
44 Fishback: Absolutely not.

45

- 1 Clifton: So there's been no communication whatsoever in terms of organizing this  
2 blueprint.  
3
- 4 Fishback: I had, I had no input whatsoever.  
5
- 6 Clifton: Okay. Thank you.  
7
- 8 Crane: Mr. Gordon.  
9
- 10 Gordon: I have a question I'd like to address Mr. Weir please. Mr. Weir according  
11 to zoning R-1a in my book it says "The maximum density of this district is  
12 eight (8) dwelling units per acre." If this blueprint is approved by a majority  
13 of the members of the Commission and it goes before the City Council,  
14 and the City Council approves this blueprint, are they basically in effect  
15 superseding the zoning?  
16
- 17 Weir: Mr. Chairman and, and Commissioner Gordon. They would not. The  
18 actual development standards would be the R-1a standard. I, I apologize  
19 in the presentation I said R-1b, but it is actually R-1a. The R-1a is the  
20 zoning standard for that and it would be until such time as a zone change  
21 for that property was approved by the City Council.  
22
- 23 Gordon: So then, then what is the purpose of this exercise?  
24
- 25 Weir: The purpose of the blueprint is basically to provide information and  
26 justification if someone did want to approve or wanted to propose the  
27 rezoning of the property, it provides information that the, the character of  
28 this neighborhood is such, there is a desire by many in the neighborhood  
29 to maintain that. What staff has learned through the discussions on this  
30 blueprint is that many of the people bought the parcels when there were  
31 covenants on it, the one-acre, and so they kind of have that expectation  
32 for the property and now granted the covenants are no longer in effect for  
33 the area. But basically the way staff has treated this is information for  
34 people to make informed decisions as, as one of the tools for this. In Mr.  
35 Fishback's particular case he has already submitted a proposal for a  
36 subdivision. One of the lots, lot size was less than an acre and upon  
37 appeal the subdivision was denied and he was, was not allowed to go  
38 forward with that. I'm sorry, it was approved and then denied. Approved  
39 by the City, by the Planning and Zoning Commission and then City  
40 Council overturned that approval, that subdivision.  
41
- 42 Fishback: That's not correct. With all due respect.  
43
- 44 Crane: Mr. Fishback did you have something to add to that?  
45
- 46 Fishback: Yes I'd like to ...

- 1  
2 Weir: Well just to get back to your question, until such time as the zoning is  
3 changed on that property a subdivision could be proposed to allow a  
4 division that met the R-1 zoning standards, so in theory a lot less than, or  
5 lots of 5,000 square feet could be provided granted that water, drainage,  
6 access, sewer systems, could be provided to those parcels.  
7
- 8 Gordon: So, so basically what we have here is a situation that if it goes before the  
9 City Council and the City Council approves this blueprint this is just  
10 basically a, a preemptive start to perhaps request for a zoning change.  
11 And if that's the case it would have to come back before us again I would  
12 assume to do that. But in the meantime even if the City Council, if we do  
13 approve this it goes before the City Council and they do approve it,  
14 someone can still come in two months from now, whatever it is and, and  
15 put in a request that they meet all the requirements of, of putting in under  
16 R-1a, we would have no basis to deny it even though this blueprint was  
17 approved, is that correct?  
18
- 19 Weir: The only reason that, that you would have a, you would have to have  
20 some type of finding or reason that there was some public health or safety  
21 issue. Staff would recommend approval if, if a subdivision were bought in  
22 and it met all the City's design standards and, and zoning requirements.  
23
- 24 Gordon: Well let's assume that that was the case and they did make all the  
25 requirements, not a question, we would have no choice but to approve it.  
26
- 27 Weir: That would be staff's recommendation.  
28
- 29 Gordon: Thank you.  
30
- 31 Crane: Mr. Fishback did you want to say anything directly answering what Mr.  
32 Weir said?  
33
- 34 Fishback: It's not that what he said is, I want to make sure it's clear to this council  
35 that the City Council approved my subdivision, but two people left and  
36 may not, like I say I don't, I don't attend these. I take care of my own  
37 business and do stuff. In my stupidity I didn't realize that, and the  
38 engineer that I had there did realize we had to have four votes and the  
39 votes were three to two cause two had left or I would've called for the  
40 meeting to stop and we'd of gone back on the agenda again. As this  
41 gentleman just said, Mr. Gordon, we met all the requirements of the City to  
42 meet this, in addition to putting sewer over there from Mesa Grande which  
43 I arranged to do. And so I can bring sewer in there and put as many as I  
44 want. I just want three and with those three I can have a chance of  
45 recovering my money.  
46

1 Crane: Okay.  
2  
3 Fishback: And the other part of it is I, I don't know why the, the Planning and Zoning  
4 Board turned my, mine down. We met all the law and we had staff  
5 recommendation to do it. Thank you.  
6  
7 Weir: Mr. Chairman, Commission Members. I just want to reaffirm what Mr.  
8 Fishback said. The subdivision was denied, recommended denial by the  
9 Planning and Zoning Commission. It went to City Council and they were  
10 unable to get the fourth vote to overturn it, so it, it wasn't denied by the  
11 City Council, it just technically it, they were unable to get enough votes to  
12 approve it, overturn the Planning and Zoning Commission decision.  
13  
14 Crane: Thank you. Ms. Kraimer you had an answer to Mr. Fishback's comment  
15 that he wasn't approached I believe?  
16  
17 Kraimer: There were, at the time we had a meeting, a preplanning meeting at the  
18 Sage Cafe on I believe it was January 25th of this year and I was told that  
19 every lot owner was notified. So he has been invited. He has been asked  
20 to be included. Every notification that has gone out has included Mr.  
21 Fishback as far as my knowledge. Is, is that true? Have you received  
22 notifications?  
23  
24 Crane: Go ahead Mr. Fishback.  
25  
26 Fishback: Yes, I, I was notified of that. I didn't go for one simple reason. In the prior,  
27 in the last 15 years of land development I've never been harassed or  
28 insulted more than we were with our predevelopment meeting by Jornada  
29 South people and quite frankly didn't care to go to another one of those.  
30 So I did, I chose not to go to that.  
31  
32 Kraimer: Well I ...  
33  
34 Crane: Do you ...  
35  
36 Kraimer: It's your choice.  
37  
38 Crane: Yeah, I'm not going to get into whether, what degree of harassment Mr.  
39 Fishback suffered.  
40  
41 Kraimer: I don't ...  
42  
43 Crane: We will go over that. Do you have something to add?  
44  
45 Kraimer: Also he didn't, he said something about he didn't know why your  
46 Commission denied his three-way split that he requested, he tried to get

1 approval for. And I have quotes "The Planning and Zoning Commission  
2 'Found essentially that the approval of the subdivision wasn't in keeping  
3 with the character of the neighborhood.' " That's Katherine Harrison-  
4 Rogers who stated that during the City Council meeting on June 2nd,  
5 2014. So that is the reason that she gave why it was not approved by  
6 your Commission at that time. If you changed, if you now think it does  
7 somehow meet the character of our neighborhood I'd like to know what,  
8 what has changed about our neighborhood?  
9

10 Crane: We would have to confront that when it's brought formally before us.  
11

12 Kraimer: Okay. Thank you.  
13

14 Crane: Mr. Fishback did you attend the Planning and Zoning meeting of which we  
15 voted against your subdivision?  
16

17 Fishback: Yes sir.  
18

19 Crane: Okay, so you heard what we said.  
20

21 Fishback: Well I, I understand that but your requirements to do it have got to conform  
22 under the rules and regulations of the City of Las Cruces. I'm not a lawyer  
23 but these are the standards of which I met all of them and because  
24 somebody thinks it doesn't meet the standard, you can't tell me the  
25 difference between an eight/tenth and a one-acre lot by looking at it. I  
26 don't care how good you are and I'm been in this business a long time.  
27

28 Crane: Okay sir.  
29

30 Fishback: All right.  
31

32 Crane: Thank you. Any other member of the public wish to address this?  
33

34 Alvarado: I have a question for Mr. Weir.  
35

36 Crane: This is Mr. Alvarado. Okay you have priority Mr. Alvarado, and I'll get to  
37 you in a minute sir.  
38

39 Alvarado: How likely or unlikely is it that the zoning would, would be changed?  
40 Cause I think that's the key to the solution or non-solution of, of changing  
41 the character of the, of the, the properties?  
42

43 Weir: Mr. Chairman and Commissioner Alvarado. The City's policy is, is never,  
44 or is very rarely to propose a rezoning of a property without the owner's  
45 consent, so the applications that we most likely would receive would be  
46 the property owners that wanted to voluntarily place that zoning restriction

1 on it. And as long as there wasn't in, in this particular case if the plan  
2 were approved and the people that brought in the properties that they felt  
3 they wanted the one-acre, staff would support that based on the plan,  
4 based on the existing conditions of the neighborhood and the property  
5 owners desire to, to zone that. In this particular case I'll, the other 41 lots  
6 could come in and, and make that petition and request an R, a zoning that  
7 had a minimum lot size of one-acre. There's, there's several different  
8 ways that they could choose to do that and Mr. Fishback's property could  
9 be left out. Staff would probably encourage the application to include that  
10 just so that the whole neighborhood stays, has that same theme  
11 throughout it.

12 Staff also wanted to disclose that, that currently we have received a  
13 subdivision for Mr. Fishback's property, it is a currently a split of just into  
14 two tracts of land. It's gone through one review, there's not been a  
15 resubmittal so just to disclose that there is a, another subdivision under  
16 review for that particular property. Now that does not preclude that from  
17 being changed and then a variance requested for the lot sizes etc., but  
18 those are both; the subdivision and the variance process is something that  
19 would come before you and you would be the deciding body.

20  
21 Crane: Thank you.

22  
23 Alvarado: Thank you.

24  
25 Crane: Did you want to talk sir? Tell us who you are.

26  
27 Pennington: Dr. Robert Pennington.

28  
29 Crane: Dr. Pennington do you swear or affirm that the testimony you are about to  
30 give is the truth and nothing but the truth under penalty of law?

31  
32 Pennington: Yes I do.

33  
34 Crane: Go ahead sir and three minutes, please.

35  
36 Pennington: I wonder if I could look at a previous screen that had your  
37 recommendations for strategies, because of what I would like to tell you  
38 on the, on the staff's recommended conditions is I fully support these. I  
39 would like to see this for our neighborhood and that's what this is about,  
40 our entire neighborhood. I regret that Mr. Fishback feels that he's been  
41 left out. At our January neighborhood meeting we discussed his situation,  
42 we wish you would've attended, and we look forward to working with him  
43 to reach something that will be satisfying to what he wants to do and what  
44 we want to see for our neighborhood. And we're confident that we can do  
45 that. So we're available to talk with him at any time. But what the staff  
46 recommendation says here in their conditions, considering rezoning is

1 really just putting something stronger into place to preserve our character.  
2 Really what we want to see is what this Commission said last year I think  
3 in, in May at the May meeting when you decided not to approve Mr.  
4 Fishback's application at that time. I think that your rationale was very,  
5 very good and it conformed, even though you did not say so explicitly, it  
6 conformed very well to the Comprehensive Plan which it must, your  
7 decisions must take into account the Comprehensive Plan. Whatever  
8 standards we may have here, the City code says that your decisions must  
9 consider the Comprehensive Plan. And I was very impressed that you did  
10 that last year.

11 Now again going to Mr. Fishback's situation, we are confident that  
12 we can find something that's going to satisfy his needs and our vision for  
13 the neighborhood and we look forward to discussing the situation with him.  
14

15 Crane: Thank you sir. Any questions for Dr. Pennington? Commission.  
16 Apparently not. Thank you sir. Any other members of the public?

17  
18 Tucker: Sorry I'm not wearing trousers but, my name's Charles Tucker. I live in  
19 the South Jornada neighborhood.  
20

21 Crane: Mr. Tucker do you swear or affirm that the testimony you are about to give  
22 is the truth and nothing but the truth under penalty of law?  
23

24 Tucker: I do sir.  
25

26 Crane: May the record show that Mr. Tucker is fully dressed by current standards.  
27

28 Tucker: Okay.  
29

30 Crane: Yeah.  
31

32 Tucker: What I wanted to say I'm, you've heard from a gentleman that lived here  
33 for 34 years in this neighborhood. I'm relatively new to the neighborhood.  
34 We moved here and we purchased the house after looking around Las  
35 Cruces and trying to find a neighborhood that we were comfortable in and  
36 South Jornada has done that. There's one way in, one way out of that  
37 place. When you start driving through the neighborhood you notice the  
38 large lot sizes, we don't have streetlights, we don't have a lot of the things  
39 that the other neighborhoods have. You can't reach out your window and  
40 touch the house next door where we live and we like that, at least me and  
41 my family do. What I would like to say, I heard about trying to protect that  
42 man's investment and I'm not, you know I'm not against anybody making  
43 money off their investment but I would like to say that an investment on a  
44 house on a property is a significantly larger investment than just a lot. So  
45 I'd like to say you know just as a homeowner within this neighborhood and  
46 you can see there's 33 out of the 41 people within this neighborhood,

1 families within this neighborhood agree with me that we would like to keep  
2 it along the same line. Now I don't know what the blueprint does as far as  
3 zoning any of that kind of stuff, I'm not a lawyer, I'm not a legal person or  
4 anything. I just know I like the way the neighborhood is and I prefer it stay  
5 that way.  
6  
7 Crane: Thank you Mr. Tucker. Any questions? Thank you again.  
8  
9 Tucker: Okay. Thank you. Mr. Fishback you're standing, you want to make a  
10 rebuttal of some kind?  
11  
12 Fishback: Yes I'd like to talk about that.  
13  
14 Beard: I have a question of him also.  
15  
16 Crane: Okay. Which, Fishback?  
17  
18 Beard: Fishback.  
19  
20 Fishback: Jornada South is a unique piece of property. Roy Moore did an excellent  
21 job doing what he did when he bought it all. I have nothing but admiration  
22 for all the Moore family and stand by if they said "Hey let it go," I would.  
23 But number, number one on this, on this line, this subdivision is illegal as  
24 having one exit. Mesa Grande Estates came in, offered two exits into our  
25 property to alleviate that problem, both rejected by the, the neighbors over  
26 there cause they want it. So it's an older neighborhood and we, we ended  
27 up with just, with just one walk area. I had a walk area on my property. I  
28 built my house, I went to the City and I said I'm ready to deed you over  
29 your easement for pedestrian crossing. City didn't want the land. My  
30 insurance company on my home's not going to take the pedestrian  
31 crossing with us carrying the liability insurance and the City wants  
32 property, so we didn't build it. But there should've been roads done there.  
33 There should've been Jornada South tied into the property to the south.  
34 Why, well if you ever have a big fire and everybody's trying to get out that  
35 way, that's not going to be good and we considered that when we  
36 developed our subdivision. We try and consider what is the best, not, not  
37 only just the aesthetics of it but what's the best for the human beings that  
38 live in it. And they didn't want it, there's nothing I can say other than that.  
39 And, and I'm not saying it's not a nice place. I'm just saying I don't want to  
40 see people get killed, or people run over somebody. And we offer them a,  
41 a way to solve that problem and they weren't interested. Thank you.  
42  
43 Crane: Sir, Mr. Beard, Commissioner Beard has a question for you.  
44  
45 Beard: I'm not certain that I know which piece of property is yours. Could you  
46 identify that?

1  
2 Fishback: Yeah. Show him. Yeah. You see, what's that street there Mr. Weir?  
3  
4 Crane: Real Del Sur, the one, east/west.  
5  
6 Fishback: As you see the street going down from east to west at the very south end  
7 of the property, I can't remember the name of that property, I mean of that  
8 road, but it goes right into the back of my home. I live in lot I think 17 of  
9 Mesa Grande, right where that road dead-ends to the back of my house.  
10 The property that I own is right behind my property there. Okay. Yeah,  
11 this is my, this is my house right here. This is my 2.89 right here. So you,  
12 you have an idea of where we are and what we want to do is divide this  
13 into three lots, figure out the cul-de-sac to turn that around. I was going to  
14 pay for that. We've worked out a deal to run sewer from Mesa Grande  
15 into this lot so that they wouldn't have to have septic tanks. And ...  
16  
17 Crane: I remember that sir, we, we, we heard your case here right?  
18  
19 Fishback: Yes sir.  
20  
21 Crane: Does that answer your question Mr. Beard?  
22  
23 Beard: Yeah. And you, and you want to retain the capability to subdivide?  
24  
25 Fishback: Yes sir.  
26  
27 Beard: How many times? How many, how many pieces of property?  
28  
29 Fishback: Three lots.  
30  
31 Beard: Three lots which would take all of them down below one acre.  
32  
33 Fishback: Well we could have one one-acre and then two that are in a neighborhood  
34 of 0.9, it's maybe they're 0.88 but they're just under an acre. In our  
35 original one the smallest piece of property we had was like 0.93.  
36  
37 Beard: Okay. Thank you.  
38  
39 Fishback: Thank you sir.  
40  
41 Crane: Mr. Fishback. Ms. Kraimer. Three minute max, okay.  
42  
43 Kraimer: I'm sorry. Okay. First of all I would like to address the one, I don't know  
44 where the arrow is. The road that Mr. Fishback pointed to, it's a walking  
45 pedestrian easement.  
46

1 Fishback: Yeah it's right here.  
2  
3 Kraimer: That's right there, this is actually a wide enough lane for emergency  
4 vehicles to traverse. It's, it has columns that can be unbolted in  
5 emergencies. This is not a permanent barrier to Mesa Grande Estates.  
6 It's a walking, it's, it's used as a pedestrian lane now but it's the full width  
7 of a traffic lane and it can be made usable to emergency purposes. So  
8 there's no access problem in that case. So people won't be dying  
9 because ambulances can't get to them or something.  
10 The other thing I would like to ask Mr. Fishback, have I ever been  
11 anything but cordial and nice and pleasant to you?  
12  
13 Fishback: No ma'am.  
14  
15 Kraimer: When we've met. Thank you. I have not harassed you.  
16  
17 Fishback: No ma'am.  
18  
19 Kraimer: Thank you.  
20  
21 Crane: Any other questions? Mr. Gordon.  
22  
23 Gordon: The, the list that has 33 names on it, of the remaining eight lot owners, did  
24 any of them say "no" or these were just people you couldn't get a hold of?  
25  
26 Crane: Is that for Ms. Kraimer? Is that question for Ms. Kraimer Mr. Gordon? Is  
27 that question for Ms. Kraimer?  
28  
29 Gordon: Yeah I think she's the one who could answer it.  
30  
31 Crane: Yes.  
32  
33 Kraimer: The only objector is Mr. Fishback and, and I'm sorry to say that but  
34 honestly if you submitted a plan for a two-way split with each split greater  
35 than one acre I don't what our conflict is here. I don't know why there's a  
36 conflict.  
37  
38 Crane: Um, ma'am that's, that's historical I think if you check back in the minutes  
39 you'll find what went through our minds and it may go through our minds  
40 again, I don't know, but not tonight perhaps.  
41  
42 Kraimer: No, I, I mean if, if I think Mr. Weir said that there's been a plan submitted  
43 to do a two-way split and if each of those splits is greater than an acre  
44 then I don't know what the problem is.  
45

- 1 Crane: Well I would like to leave that to discuss when it's formally before us.  
2 Thank you. Any other questions for any participant? Commissioners?  
3 Then thank you all in the audience. This is ... yes. Sorry Mr. Clifton, who  
4 do you want to speak to?  
5
- 6 Clifton: Just a quick question for Mr. Weir. Sorry Mr. Weir. It, it looks like this  
7 subdivision has been replatted at least 12 times cause there are 12  
8 smaller lots within the Jornada now subdivision, Jornada South  
9 subdivision. I don't know how many of those were done legally outside of  
10 the subdivision process, I'm not going to even try to guess but it, it would,  
11 and, and the point I bring up, and I brought this up the last time at, with Mr.  
12 Fishback's subdivision is you know; one, this certainly feels more like a  
13 private homeownership situation than a regulatory issue that's before us  
14 tonight and it is just that, it's regulatory because it will become regulation  
15 at one point. But it's, it almost feels like you know we've got ours, we  
16 don't want anything else and I'm not real comfortable with that personally  
17 but has, has staff done the research and indicated that yeah this has been  
18 subdivided X amount of times?  
19
- 20 Weir: Mr. Chairman and, and Commissioner Clifton. Staff did look into that to  
21 see how some of the lot size, there have been replats that have been  
22 done over the years in the property. Also the subdivision itself was started  
23 in the '70s and the City's, I'm aware of has had two or three different  
24 subdivision codes so there are different standards that were in place at, at  
25 different times. As far as I know all the lots are, did go through a legal  
26 subdivision process, whatever was in place at that time, so you know that,  
27 that still takes place. The way staff has, in our conditions to address that  
28 is the third implementation strategy, investigate re-adoption of subdivision  
29 covenants, use of easements, or other methods. That could even cover  
30 the property owners in the subdivision forming their neighborhood  
31 association and then having a means to go through and adopt their own  
32 covenants again, go through that, or even if it's just a, a, where all the  
33 members of that group could discuss what they would like to see in the  
34 neighborhood. So we've tried to cover every avenue that we could to give  
35 enough flexibility to the neighborhood that they meet the needs of the type  
36 of community they'd like to live in and then also provide some type of  
37 assurance to folk's property rights within that subdivision.  
38
- 39 Crane: Thank you. Does that answer your question Mr. Clifton?  
40
- 41 Clifton: Yes it does. Thank you.  
42
- 43 Crane: Sir. Come up, identify yourself please.  
44
- 45 Kraimer: My name is Bob Kraimer and I live in Jornada South.  
46

1 Crane: Mr. Kraimer do you swear or affirm that the testimony you are about to  
2 give is the truth and nothing but the truth under penalty of law?  
3

4 Kraimer: I do.  
5

6 Crane: Go ahead please, three minutes, right.  
7

8 Kraimer: So I moved to Jornada South in Las Cruces from the east coast and we  
9 picked Jornada South because of the neighborhood. We, let's see, in, in,  
10 that's one of the reasons that we moved there and probably the only  
11 reason that we moved there, because of the, the quietness of the  
12 neighborhood, the darkness of the neighborhood, the low traffic in the  
13 neighborhood. I'm listening to what's going on here and people are saying  
14 well why doesn't somebody just do another plat and, and chop this, the  
15 last lot in our neighborhood. You're saying that well we don't want to see  
16 what, what we have go away, but it is the last lot in our neighborhood.  
17 The last buildable lot. And so if you're saying, I'm, I'm hearing you people  
18 talk about maybe we just do another subdivision. My question is where  
19 you gonna run the traffic in that subdivision. You gonna run it through the  
20 roads that come into Jornada South or you gonna put it out somewhere  
21 else? We don't want to see a lot of traffic coming through the  
22 neighborhood. That's one of the reasons that we bought there. We would  
23 probably, you know so, I'm a little bit concerned on listening to all of your  
24 discussion on the last buildable lot in our neighborhood and you're trying  
25 to decide maybe we should split it up, put sewers in and put a whole  
26 bunch of houses on this last buildable lot. What you're doing is you're  
27 taking everybody else's investment and saying we don't care. And that,  
28 that's very discouraging to me to see that's what you're talking about.  
29

30 Crane: Okay Mr. Kraimer we hear you. We're not quite to that point yet you  
31 know.  
32

33 Kraimer: Okay, well I'm, I'm just saying that's what I'm hearing. It sounds like, and  
34 then I, I see some of these recommendations. I'm quite sure that you all  
35 understand that if we wanted to re-associate or, or, or write something that  
36 says all of the neighborhood wants to have a one-acre minimum, we have  
37 to get, if we want to rezone it's 100% buy-in and I can guarantee you that  
38 there's one person in this room that's not gonna buy into that, so we can't  
39 rezone. We can't do anything but tell you this is our neighborhood, this is  
40 what we appreciate about Las Cruces and why we moved here and we're  
41 hoping that we can put that over to you in this blueprint and say, this is  
42 what we would like to see. Just take that as our input. And that, that's  
43 why we started this blueprint.  
44

45 Crane: Thank you sir. We hear you.  
46

1 Kraimer: Okay.  
2  
3 Crane: Mr. Fishback I saw your hand go up. Okay. Sir, Mr., Dr. Pennington and  
4 then the gentleman over there. Now since you've had three minutes can  
5 do maybe a minute and a half?  
6  
7 Pennington: Mr. Chairman I just want to address the, the road situation and that is  
8 something that was, was approved by the City. The, the roads are the  
9 way they are. Jornada South does not go through because the City  
10 Council abandoned the right-of-way to the private property owner there,  
11 what was it 10 years, 11 years ago when Mesa Grande Estates was  
12 proposed, the developers talked about putting roads through Jornada  
13 South and said that they had to do that because the City would never go  
14 for a plan that did not have that. I talked to Lonnie McC Carson the staff  
15 planner on, on that case, she said "Yeah the City would go for that." She  
16 made an appointment for me with Dan Soriano, we worked it out. He  
17 talked with New Mexico Department of Transportation. This has all been  
18 approved by Planning and Zoning and the City Council so there is nothing  
19 here that would be illegal about what has been done out there.  
20  
21 Crane: Thank you sir. Identify yourself please.  
22  
23 Carroll: My name is Steve Carroll.  
24  
25 Crane: Mr. Carroll do you swear or affirm that the testimony you are about to give  
26 is the truth and nothing but the truth under penalty of law?  
27  
28 Carroll: I do.  
29  
30 Crane: Go ahead please.  
31  
32 Carroll: Last, last time I heard that I was joining the Marine Corps. This is kind of  
33 scary.  
34  
35 Crane: Yeah I had an experience like that but it's a long time ago.  
36  
37 Carroll: Back in the mid '70s I was assistant planner for the County of Los Alamos  
38 and I did that for a while and it was most enlightening and I just wanted to  
39 say that, well I live in Jornada South also and everything that the other  
40 homeowners out there have said I agree to, with the exception of one. I  
41 remember that the constant loggerheads of developers versus property  
42 owners. I had hoped over the decades that I've been out of that that  
43 things would have improved, but obviously have not. So I'm having  
44 flashbacks and I may have to seek counseling or something. But I'd just  
45 like to thank everybody that's been involved with this. All of you I know  
46 what you folks go through in missing dinners and things and also what the

- 1 homeowners go through, I wish things could be different but obviously this  
2 is, again if I came back a hundred years from now these, these conflicts  
3 would still be going on. But anyway thanks to every one.  
4
- 5 Crane: Sure. They'd probably have problems zoning the Garden of Eden.  
6 Personally I'm, I'm heavily medicated, it helps a great deal. Any  
7 questions? Any further people? Mr. Beard, who do you want to talk to?  
8
- 9 Beard: Mr. Weir, I want to make sure that I fully understand this. If we approve  
10 this plan Mr. Fishback can still divide his property into two pieces?  
11
- 12 Weir: Mr. Chairman and, and Commissioner Beard. Yes. The, the plan is just  
13 recommendation or it's a, it's a policy statement of, of the desired  
14 character of this neighborhood. It does not change the zoning. As stated  
15 earlier the City policy has always been to process a zone change with the  
16 property owner's consent. We have rarely initiated a zone change on our  
17 own, and in those cases we have, it's usually been what we call an up-  
18 zone where it gives the homeowner greater use of his property. So  
19 downzoning we, we, we stay away from. So until such a time as that  
20 property was ever rezoned to some other category that had a larger  
21 minimum lot size, he still could propose a subdivision of the property.  
22
- 23 Beard: Thank you.
- 24
- 25 Crane: I believe everybody's had their say so I will close ... Mr. Gordon. To  
26 whom do you wish to speak?  
27
- 28 Gordon: Mr. Weir, again I want to be absolutely clear on this also. If we say "yes"  
29 or "no," this is going to go to the City Council?  
30
- 31 Weir: Mr. Chairman and Commissioner Gordon. That is correct.  
32
- 33 Gordon: Oka, now if, if we say "no" and they say "yes," that does not change the  
34 zoning in any way, he can still go ahead and put his request in for, to put  
35 in two lots or whatever he wants to do?  
36
- 37 Weir: Commissioner Gordon. That is correct. What would happen is the plan  
38 was adopted, the policies in it would be referenced in the staff report that  
39 you received for the subdivision. It would be something else for you to  
40 consider when you have that opportunity to approve or act on the  
41 subdivision.  
42
- 43 Gordon: All right, but it, it does not legally prohibit us from allowing his petition if he  
44 decides to do so?  
45
- 46 Weir: That, that is correct. It has no standing.

- 1  
2 Crane: Mr. Clifton.  
3
- 4 Clifton: Thank you Mr. Chair. All right Mr. Weir this is the last time I promise.  
5 And, and I touched on this again the last time and just to walk through, the  
6 Commission through the process, this blueprint in essence as you stated  
7 works as a, could be one of the many findings to justify the  
8 recommendation by staff for the subdivision and more often than not we  
9 see these policy documents that are utilized for these recommendations to  
10 formulate a positive or a negative recommendation. So in, in, in theory,  
11 I'm not saying that it would happen, but in theory Mr. Fishback's  
12 subdivision could get hung up in the process, this get approved tonight,  
13 goes to Council, gets approved. Mr. Fishback's subdivision comes in  
14 before us, recommendation of denial based on findings of fact which  
15 would include the blueprint policy precluding one-acre lots from being  
16 further divided in the, in the area, I mean is that roughly based on your  
17 three step approach that you had on the, on the graphic?  
18
- 19 Weir: Mr. Chairman and, and Commissioner Clifton. I think it, it's more  
20 information for you to make a decision on how you see that. I don't think  
21 the blueprint with it being part of the Comprehensive Plan is no difference  
22 than the policies that you, you get in your staff reports for zone change  
23 requests, variances, or, or subdivisions. Today the staff report that you  
24 received had numerous policies and that's information that you can use to  
25 support whether you feel that's an appropriate development or not. In the  
26 staff reports there are policies that support maintaining the neighborhood  
27 the way it's been developed and built out. There are policies that are  
28 neutral. And there are some policies that are I guess you could say, I  
29 think we termed them con in the staff report. So staff may, weighs all  
30 those policies, feel which ones are the most appropriate, and then makes  
31 a recommendation, and then you have that information at your disposal  
32 also to consider which policies of the City most appropriately apply to the  
33 development proposal in front of you.  
34
- 35 Clifton: But typically when it goes through the review process at a staff level once  
36 it hits the, the comp planner's desk and they review the subdivision, they  
37 in essence could say well there is a blueprint that's been approved by the  
38 Las Cruces City Council and it states that one-acre lots are permissible  
39 but anything less is not recommended, I don't want to say not permitted  
40 cause that's not what the policy document does, but that could be one of  
41 their negative comments to help formulate the recommendation that would  
42 come before the Council. Not saying that that's what would be in the  
43 findings of fact but it could go either way in essence.  
44
- 45 Weir: Mr. Chairman and Councilor Clifton. You've had a, a subdivision in this  
46 area already and so you've, you had replats in the past, not you maybe

1 individually but there have been subdivisions that have come before the,  
2 the Planning and Zoning Commission. Staff looks at the zoning code  
3 standards, the minimum standards. When we review it are all the lots  
4 greater than 5,000 acres, or 5,000 square feet, excuse me, not 5,000  
5 acres. If that's check, that meets the zoning. Is the lot frontage such that  
6 it has access from it, check. We recommend that. Again they provide  
7 some type of septic system or sewer system, yes, check. Are they going  
8 to increase drainage or the, the potential for drainage to go onto some  
9 other property, check. Where we would make, as at staff level make a  
10 recommendation for denial if there was some obvious public safety feature  
11 that the proposal is in such a nature that it would cause damage to an  
12 adjacent property owner or there was no way that the lot could be  
13 accessed by a public safety feature. I mean for staff to recommend denial  
14 there would have to be some tangible evidence that this is not a good idea  
15 and, and does not meet some code requirement.

16  
17 Clifton: Okay. Thank you.

18  
19 Crane: Thank you Mr. Weir. I'm going to close this to further public input and the  
20 Commission will discuss its votes. Commissioners anything to say to  
21 each other? Yeah, Mr. Gordon.

22  
23 Gordon: Perhaps I can, I can offer a condition.

24  
25 Crane: By all means.

26  
27 Gordon: Pardon?

28  
29 Crane: By all means. Go ahead. Are, are you saying in addition to the three that  
30 the City has suggested?

31  
32 Gordon: Well I don't, I don't think that this was one of them but if it is, if it isn't then  
33 this is what I propose, that if, if we do approve this to be forwarded to the  
34 City Council that it is forwarded with a caveat that the zoning designation  
35 shall remain R-1a until it is changed so that any building lots shall be a  
36 minimum of one-acre. This way I think it protects Mr. Fishback and it also  
37 protects the, the people who live in ...

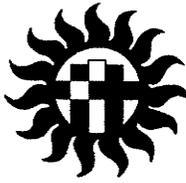
38  
39 Crane: Mr. Weir do you hear, do you see any technical difficulty with that  
40 suggestion?

41  
42 Weir: Mr. Chairman and Commissioner Gordon. I don't think it will create a  
43 problem because that's the way it's set up. The resolution that approved  
44 the blueprint framework and, and participation said that the blueprint will  
45 not be used to infringe on anybody's property rights and the zoning stays

1 in place as R-1a until such time as it's, the property owner recommends a  
2 or requests a zone change.  
3  
4 Crane: It's already in place in the blueprint.  
5  
6 Weir: Correct.  
7  
8 Crane: So Mr. Gordon's suggestion would be unnecessary.  
9  
10 Weir: It would be unnecessary or it would just reinforce what's already on the  
11 books.  
12  
13 Gordon: I, I don't wish it to be redundant except the only thing I just want to protect  
14 the residents and Mr. Fishback from the whims of the City Council in just  
15 doing whatever they want to do. And it's in very specific in writing as what  
16 they are limited to.  
17  
18 Weir: I believe that we can put that into the implementation strategies and  
19 actions. We can ...  
20  
21 Crane: Thank you Mr. Weir. Any comment on Mr. Gordon's suggestion? I think  
22 we should have to vote to incorporate it as a condition. Mr. Gordon why  
23 don't you move that we add the condition that you just, maybe you better  
24 reformulate it, condense it a little if you can.  
25  
26 Weir: Mr. Chairman if, if I might I can ...  
27  
28 Crane: Mr. Weir.  
29  
30 Weir: I can ...  
31  
32 Crane: Mr. Gordon while he's looking can you sum up something?  
33  
34 Weir: I, I would propose that you try to mirror language, the intent of the  
35 community blueprint is not to negatively impact an existing property right  
36 and then in parentheses we have (for example prohibit a permitted use of  
37 ...  
38  
39 Gordon: Can you tell me what page you're on?  
40  
41 Crane: Where is that please?  
42  
43 Weir: That is on page six of your staff report.  
44  
45 Gordon: What page?  
46

- 1 Weir: Page six. Under of your, down to just below half way through the page,  
2 there's a, a con section. I think if you look at bullet one and bullet four that  
3 would give you some ideas to, to formulate your condition. And, and for  
4 the audience the first bullet is "The intent of a community planning  
5 blueprint is not to negatively impact an existing property right, e.g. prohibit  
6 a permitted use of a lot or the subdivision of land." And then the other  
7 bullet is "Preclude the requirements of the City zoning subdivision or other  
8 development code, plans, regulations, especially as it relates to the, to the  
9 processes for the change in a zoning (*inaudible*), subdividing of or  
10 construction of allowed use or building on the property."  
11
- 12 Crane: Now this wording Mr. Weir is not actually in the blueprint is it?
- 13
- 14 Weir: It is not in the blueprint but it is in the resolution that established the ability  
15 to propose and prepare a blueprint.  
16
- 17 Crane: Okay.
- 18
- 19 Gordon: If, if we can take that verbatim and enter that as a motion, those bullet one  
20 and four, I would be in favor of that.  
21
- 22 Crane: Okay. So you would like to see bullets one and four on the con, on page  
23 six of the staff report for CPB-15-01 included as an additional condition,  
24 correct?  
25
- 26 Gordon: Yes.  
27
- 28 Crane: Okay. Mr. Gordon is moving. Do I have a second? Apparently the  
29 motion dies without a second. Okay, any other comments gentlemen?  
30 Well I don't have a comment so we will take a vote. We'll do roll call  
31 starting with Mr. Clifton and we are voting on the acceptance of the South  
32 Jornada Community Blueprint Plan, with the three recommendations  
33 which Mr. Weir read and Mr. Weir could I ask you to put them up again so  
34 we can all see them.  
35
- 36 Weir: Yes Mr. Chairman. There actually are four conditions. The, the first one  
37 is also to include a boundary map within the plan itself.  
38
- 39 Crane: Oh yeah. Right.  
40
- 41 Weir: And then there's the, the three implementation strategies.  
42
- 43 Crane: Okay Ms. Harrison-Rogers do I have to read these four? Would it be  
44 advisable at least?  
45

- 1 H-Rogers: You could if you just wanted to make the verbal statement, otherwise you  
2 could just simply refer to, to what's on the slide, that's entirely up to you. I  
3 think it's clear either way.  
4
- 5 Crane: Thank you. I think I'll forgo reading them. So we have our four conditions  
6 in front of us. Mr. Clifton, your vote.  
7
- 8 Clifton: I vote no based on staff presentation, report, and discussion.  
9
- 10 Crane: Mr. Gordon.  
11
- 12 Gordon: I vote yes based on findings, discussion, and staff recommendation.  
13
- 14 Crane: Mr. Stowe.  
15
- 16 Stowe: I vote yes based on site visit, findings, and discussion.  
17
- 18 Crane: Mr. Alvarado.  
19
- 20 Stowe: This evening.  
21
- 22 Crane: Sorry I trod on your line. Say it again. Based on ...  
23
- 24 Stowe: Based, based on site visit, discussions this evening.  
25
- 26 Crane: Okay. Thank you. I interrupted you. Mr. Alvarado.  
27
- 28 Alvarado: I vote yes based on discussion and staff recommendations.  
29
- 30 Crane: Mr. Beard.  
31
- 32 Beard: I vote yes based on presentation and recommendations.  
33
- 34 Crane: And the Chair votes yes based on findings and discussion. Thank you the  
35 motion passes five/one. Thank you all for your participation.  
36
- 37 2. **Case S-15-010W:** An application of Borderland Engineers on behalf of  
38 Borang Indah, LLC, property owner, for a 100% waiver to required road  
39 improvements to N. 17th Street associated with an Alternate Summary  
40 Subdivision known as Rumah Indah Subdivision. N. 17th Street is local  
41 roadway with a 24-foot wide paved surface and gravel shoulders. Required  
42 improvements would consist of a 50-foot cross-section with curb, sidewalk,  
43 gutter, and driving lanes. The affected segment of 17th Street begins at the  
44 intersection of Picacho Avenue and runs north for 352.12 +/- feet. Parce'  
45 ID#: 02-00427; Address: 216 W. Picacho Avenue; Proposed use: Hotel &  
46 Restaurant; Council District 4 (Small).



# City of Las Cruces®

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13

## COUNCIL ACTION AND EXECUTIVE SUMMARY PACKET ROUTING SLIP

For Meeting of \_\_\_\_\_  
(Ordinance First Reading Date)

For Meeting of August 3, 2015  
(Adoption Date)

TITLE: A RESOLUTION TO ADOPT THE SOUTH JORNADA COMMUNITY BLUEPRINT.

Purchasing Manager's Request to Contract (PMRC) {Required?}    Yes     No

DEPARTMENT	SIGNATURE	PHONE NO.	DATE
Drafter/Staff Contact	<i>W. Wen</i>	528-3067	7-13-15
Department Director	<i>W. Wen</i>	528-3067	7-13-15
Other			
Assistant City Manager /CAO Management & Budget Manager	<i>Victoria Trevino for Mark Winsor</i> <i>Mark Winsor</i>	541-2080 541-2106	7/14/15 7-14-15
Assistant City Manager/COO	<i>David Oula</i>		7-15-15
City Attorney	<i>W. B. G.</i>	541-2128	16 July 2015
City Clerk - Interim	<i>Trish Lewis</i>	541-2115	7-24-15