

## Special Meeting Minutes 1/29/2007

The Village of Tularosa Board of Trustees met in a Special Meeting on Monday, January 29, 2007 at 5:00 P. M. in the Conference/ Court Room of the Public Safety Facility located at 609 St. Francis Drive, Tularosa, New Mexico.

**Present:** Mayor Ray S. Cordova, Trustee Patrick Garcia, Trustee Margaret Trujillo, Trustee Thomas McKean, Trustee Gloria R. Sainz as well as Dianna Brusuelas, Village Clerk

Mayor Cordova called the meeting to order at 5:10 P. M. asking that all rise and join in the Pledge of Allegiance.

### **Item 1. Consideration of Agenda**

Trustee Thomas McKean moved to approve the agenda and was seconded by Trustee Gloria Sainz.

**Roll Call Vote:** Trustee Garcia, aye. Trustee McKean, aye. Trustee Sainz, aye. Trustee Trujillo, aye. Motion carried with all members voting aye.

### **Item 2. Award bid for professional services for Raw Water Storage Reservoirs**

Mayor Cordova explained that this was the Sedimentation Pond and named Gannett Fleming West, HydroSphere and the Larkin Group as the companies who submitted bids and each Trustee was asked to evaluate. Trustee Margaret Trujillo asked to make a comment on Gannett Fleming noting that they got the highest rating and stated she gave them a plus because of their knowledge of Tularosa, but felt that the problem at the Wastewater Plant was not yet resolved. Trustee Patrick Garcia moved to award the bid to Gannett Fleming and was seconded by Trustee Gloria Sainz.

**Roll Call Vote:** Trustee Garcia, aye. Trustee McKean, nay. Trustee Sainz, aye. Trustee Trujillo, nay. On the tie vote Mayor Cordova voted aye. Motion carried with three ayes, and two nays.

### **Item 3. Ordinance Review with Planning & Zoning**

Members of the Planning & Zoning present were Mr. Don Ogden, Mr. Fred Tyler and Mr. Walt Hisenberg. Mr. Ogden stated that he handed out a 'proposed draft' dated January 16, 2007 at the last meeting and is going to work from that. Mr. Ogden stated that a copy of the proposed draft was given to both the Police and Fire Departments for their review.

Mr. Ogden went over the definitions of 155.01 which include *Common use area, Lot, Mobile home park, Park, Recreational vehicle (short & long term) Recreational vehicle park, Space, and Street*. Trustee Margaret Trujillo questioned the Short and Long Term and felt that you could have long and short term in one park. Village Clerk Dianna Brusuelas gave an example of one of her

family members who parked their RV in an RV Park and have been there more than 30 days while their house is being built. Mr. Ogden agreed that that was an issue but thought that the park might be a long term RV Park with hookup's.

#### Section 155.02 Development Plan

Trustee Thomas McKean requested changing the ten (10) to twelve (12) copies. The Development Plan would require a surveyor or engineer to develop the proposed park, a development permit, filing fees, plus a fee per space or lot.

Trustee Margaret Trujillo wanted the word 'new' to be added to 155.02(a) of any *new* mobile home park and does not want this Development Plan to apply to any existing mobile home parks. Trustee Patrick Garcia felt that they should be grandfathered in.

The Development Plan would include: (1) North arrow and scale (2) Key map showing location of park (3) Outer boundary of park and streets and utilities within one hundred (100) feet (4) Location and dimension of all lots, spaces, open areas and common-use areas (5) Location of existing and proposed permanent buildings (6) Location and size of proposed and existing utilities in and adjacent to the park, including fire hydrants (7) A finished grading and drainage plan (8) Number of all lots (9) Location of all solid waste containers (10) Density information, including gross acreage, number of mobile housing units proposed and the number of units per acre.

Trustee Thomas McKean asked if they would be subject to water rights. It was decided that it was not a subdivision and would be to questionable. It was decided that on 155.02 (e)(9) the word **and** would be deleted.

#### 155.03 Size and Density.

Mr. Don Ogden asked to change the second sentence by adding the words "the case of a" after the word **In**.

#### 155.04 Spacing and Setbacks

Mr. Don Ogden asked to removed the words "and rear" from (b).

#### 155.05 Improvements required.

Trustee Margaret Trujillo asked that 155.05 (a) after the word completed, delete the word "and" insert the words "prior to", change the word "approved" to "approval". 155.05(b) would change the word "inch" to "inches", delete the word "lines" and insert the words "in diameter".

On 155.05(c)(4) it was agreed to change the four hundred to five hundred.

It was also stated that anywhere that the word "city" appeared it would be changed to "village".

Trustee Margaret Trujillo questioned 155.05(e) the sentence, mobile housing units may not be served by liquefied petroleum gas unless natural gas service cannot be obtained, and wondered why not. It was mentioned that a separate LPG ordinance might be needed.

155.05(f) It was decided to remove the word bordered from both 155.05(f) and 155.05(g)

155.06 Phasing

155.07 Wall and Fences. 155.07(a) at the end of the sentence add subject to 155.04(f)

It was decided to change 155.05(g) from thirty inch walkways to four feet walkways.

Trustee Thomas McKean suggested changing 155.05(c) adding at the end of the sentence the words "with a 55 foot radius".

155.08 Lot Standards.

155.09 Common-use Areas.

155.10 Lighting.

155.11 Sanitation

155.12 Accessory uses.

155.13 Existing mobile home parks.

Trustee Margaret Trujillo clarified that the existing mobile home parks could not be grandfathered-in, the response was that she was correct. Trustee Margaret Trujillo said she felt that the existing ones should be grandfathered-in. Trustee Thomas McKean said the existing ones could come before the board and request a variance. It was decided to leave the two years in and add "unless a variance is granted by the Governing Body of the Village of Tularosa upon application by the owner. Trustee Margaret Trujillo stated that the existing owners had to be notified.

Recreation Vehicle Parks

155.14 Standards.

Trustee Thomas McKean brought up changing the words "Article II" to "Section 155.02."

155.15 Size and Density. It was agreed to change 155.15(a) the number twelve (12) to eighteen (18) and change 155.15(b) from three thousand (3,000 square feet per lot) to one thousand six hundred and fifty (1,650 square feet per lot) and change 155.15(c) 25-02-040 to 155.04.

155.16 Utilities.

155.17 Toilet and Lavatory facilities

155.18 EID Regulations

Mr. Don Ogden stated that he would prepare the changes and have them ready for the next meeting of the Board of Trustees.

**Item 4. Adjourn**

Trustee Thomas McKean moved to adjourn and was seconded by Trustee Patrick Garcia. Motion carried with a voice vote by all members.

There being no further business the meeting adjourned at 7:10 P. M.

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Ray S. Cordova, Mayor

ATTEST:

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Dianna R. Brusuelas, Village Clerk

The written minutes are the official minutes of the meeting. The recorded tapes are part of the minutes only for interpreting any ambiguity in the written minutes. When the minutes are approved and signed the written minutes are the official minutes of the meeting.

Minutes approved by the Board of Trustees at the Regular Meeting of February 22, 2007.