

TORRANCE COUNTY PLANNING & ZONING BOARD

AGENDA

Commission Chambers Administrative Offices 205 S 9th Street Estancia New Mexico 87016

REGULAR MEETING

April 2, 2025

CALL TO ORDER: 9:30 a.m.

Pledge of Allegiance

Public Comment Speakers limited to 2 minutes-time may not be donated to another

Approval of Agenda Approval of Agenda for April 2, 2025 meeting

Approval of Minutes Approval of Minutes for March 5, 2025 meeting

ACTION ITEMS

Deferred from February 5, 2025 meeting

1. Conditional Use: Commercial Greenhouse Operation

Applicant: Russel Bocox

Agent: Self

Site: Section 27, T.5N, R.7E, E2NW4, W2NE4 (160 acre) being 255 Canta Ranas Rd. East

Zone: A, Agricultural, 40 acre minimum

Current Business

2. Claim of Exemption 13: 5 year Claim of Exemption

Applicant: Cortoya Assets, LLC

Agent: Chris Corcoran

Site: Being the E2, W2, SW4, Section 23, T.8N., R.8E., NMPM, known as 21 Stable Lane

Zone: AP-5, Agricultural Preservation, 5 acre minimum

M3168

3. Variance: Tower Height over 80 feet

Applicant: Pattern SC Holdings, LLC

Agent: Adam Cernea-Clark

Site: SE4, SW4, Section 27, T.8N., R.14E., NMPM

Zone: A, Agricultural, 40 Acre minimum

4. Conditional Use permit: MET Tower

Applicant: Pattern SC Holdings, LLC

Agent: Adam Cernea-Clark

Site: SE4, SW4, Section 27, T.8N., R.14E., NMPM

Zone: A, Agricultural, 40 Acre minimum

PUBLIC HEARING

5. Special Use: Wind Energy Generating Facility

Applicant: Agua Fria Energy: Cedarvale Wind Farm project

Agent: Leon Porter

Site: **T.1N., R.11E., NMPM:** Section 1: All, Section 3: All, Section 4: All, Section 9: E1/2, Section 10: All, Section 11: All, Section 12: All, Section 13: All, less and except a portion of the SE1/4 SE1/4, Section 14: All, Section 15: E1/2, Section 23: SE1/4 of the SW1/4; SW1/4 of the SE1/4; Southerly 1,485 feet of the W1/2 of the E1/2; E1/2 of the W1/2; E1/2 of SE1/4; E1/2 of NE1/4; W1/2 of the NW1/4; W1/2 of the SW1/4, Section 24: W1/2 of W1/2; N1/2 of SE1/4, Section 26: E/2 of the NW/4, W/2 of the NE/4. **T.1N., R.12E., NMPM:** Section 5: E1/2, Section 6: All, Section 7: NW1/4; SW1/4, Section 8: SW1/4, Section 17: All, Section 18: NW1/4; S1/2, **T.2N., R.10E., NMPM:** Section 1: All, Section 2: All, Section 3: All, Section 10: E1/2, Section 11: All, Section 12: All, Section 13: All, **T.2N., R.11E., NMPM:** Section 1: All, Section 2: NE1/4, Section 3: SW1/4; W1/2 of the SE1/4; SE1/4 of the SE1/4; W1/2 of the NE1/4; SE1/4 of the NW1/4, Section 4: W1/2; SW1/4 of the NE1/4; and W1/2 of the SE1/4, Section 5: All, Section 6: All, Section 7: All, Section 8: All, Section 9: All, Section 10: All, Section 14: W1/2, Section 15: All, Section 17: All, Section 18: E1/2 of the E1/2; W1/2 of the E1/2; NW1/4; SW1/4 less and except 19.8 acres, Section 19: Lots 1 and 2, E1/2 of the NW1/4, and the NE1/4, Section 20: All, Section 21: W1/2; S1/2 of the SE1/4; NE1/4; NW1/4 of the SE1/4, Section 22: All, Section 23: All, Section 24: All, Section 25: All, Section 26: SE1/4; NE1/4, Section 27: All, Section 28: All, Section 29: N1/2; SW1/4; NW1/4 of the SE1/4, Section 32: N1/2 of the NW1/4; NW1/4 of the NE1/4, Section 33: All, Section 34: All, Section 35: All, **T.2N., R.12E., NMPM:** Section 3: The Lots 2, 3, 4; S1/2; S1/2 of the NE1/4; NE1/4 of the NE1/4, Section 4: The Lots 1, 2; S1/2 of the NE1/4; SE1/4, Section 5: All, Section 6: All, Section 7: All, Section 8: W1/2, Section 9: All, Section 10: All, Section 11: N1/2; W1/2 of the SW1/4, Section 15: W1/2, Section 17: W1/2, Section 18: All, Section 19: All, Section 20: W1/2; SE1/4, Section 21: All, Section 22: NW1/4, Section 28: NE1/4; NE1/4 of the SE1/4; W1/2 of the SW1/4; SE1/4 of the SW1/4, Section 29: All less and except part NE1/4 of the NE1/4, Section 30: All, Section 31: All less and except a certain tract of land situated in the NE1/4 of Section 31, Section 32: All, Section 33: S1/2 of the NW1/4; NE1/4; SW1/4; N1/2 of the NW1/4, **T.3N., R.11E., NMPM:** Section 11: E1/2; SW1/4; E1/2 of the NW1/4, Section 12: All, Section 13: NW1/4; S1/2, Section 14: N1/2, Section 15: N1/2, Section 21: E1/2, Section 22: W1/2, Section 23: All, Section 24: All, Section 26: SE1/4; S1/2 of the NE1/4; NE1/4 of NE1/4; SW1/4 of the SW1/4, Section 27: SW1/4; E1/2 of the NW1/4; SW1/4 of the NE1/4, W1/2 of the SE1/4; SE1/4 of the SE1/4, Section 31: W1/2; SE1/4; W1/2 of the NE1/4, Section 32: W1/2 of the SW1/4, Section 33: SW1/4; N1/2 of the SE1/4; SE1/4 of the SE1/4; N1/2, Section 34: All, Section 35: E1/2; SW1/4, **T.3N., R.12E., NMPM:** Section 19: W1/2 of the W1/2; E1/2 of the SW1/4, Section 28: SW1/4, less 10 acres of land described as Lands of Steven E.T. Pounds, and as shown in Plat Book B, Page 134, Section 29: S1/2; S1/2 of the N1/2, Section 30: NW1/4, Section 31: All, Section 32: S1/2; S1/2 of the N1/2, Section 33: W1/2, Section 34: SE1/4 of the SE1/4.

Zone: A, Agricultural, 40 acre minimum

DISCUSSION ITEMS: None

Pursuant to New Mexico State Statute Section 10-15-1 through 10-15-4 (NMSA 1978), these issues can be addressed in general. No decision can be rendered at this meeting.

EXECUTIVE SESSION:

As per motion and roll call vote, pursuant to New Mexico state statute section 10-15-1, the following matters will be discussed in closed session

ADJOURN:

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meetings, please contact the Torrance County Manager's Office at 205 9th Street, Room 24, Estancia, NM 87016 (505) 544-4700 at least one week prior to the meeting or as soon as possible. Public documents, including the agendas and minutes, can be provided in various accessible formats. Please contact the Torrance County Clerk's Office at 205 9th Street, Room 1, Estancia, NM 87016 (505) 544-4350 if a summary or other type of accessible format is needed.

MEETING FORMAT

All those presenting before the Board must be sworn in.

1. Each item will be introduced either by Staff or by the Applicant.
2. The Applicant may then address the item.
3. The Chairman will then give those in favor of the item an opportunity to speak.
4. The Chairman will then give those in opposition to the item an opportunity to speak.
5. The Chairman may then allow limited questions and/or discussion from the floor.
6. The Applicant shall have the opportunity to rebut.
7. The item will be "brought to the table". All discussion and/or debate is terminated except for questions, comments, or discussion initiated by Board Members.
8. The Board will vote for or against the item and the findings will be announced.
9. Any other information needed on a given item can be obtained from the Planning & Zoning Office after the meeting has adjourned.