



**TOWN OF PERALTA**  
Planning & Zoning Commission  
90 A Molina Rd - PO Box 1830  
Peralta, NM 87042

**Commissioners:**  
Waldy Salazar, Leroy  
Pacheco, Jerry Romero,  
Vincent Milavec, Dr. Mark  
Evanko

## MINUTES

[codeenforcement@townofperalta.org](mailto:codeenforcement@townofperalta.org)

### PLANNING & ZONING MEETING

Tuesday January 18, 2022 @ 6:00P.M. AT PERALTA TOWN HALL, 90A MOLINA RD.

- 1) Call to order AT 6:04 PM.
- 2) Pledge of Allegiance; led by Commissioner Salazar.
- 3) **Commissioner present** were Commissioner Evanko, Commissioner Pacheco and Commissioner Salazar and Commissioner Milavec, absent Commissioner Romero.
- 4) Consideration and Possible Action to Approve Agenda for January 18, 2022. Commissioner Milavec made a motion to approve January 18, 2022 agenda, second by Commissioner Pacheco, Roll call vote called, Commissioner Evanko, Aye, Commissioner Milavec, Aye and Commissioner Pacheco, Aye. Approved.
- 5) Consideration and Possible Action to Approve Minutes from December 21, 2021. Commissioner Milavec motion to table December 21, 2021 Minutes due to clarification of a couple of items. 2<sup>nd</sup> by Commissioner Evanko. Roll call vote called, Commissioner Evanko, Aye, Commissioner Milavec, Aye and Commissioner Pacheco, Aye. Approved.
- 6) Public Discussion – **Non-Agenda Items**. No Discussion.
- 7) **PUBLIC HEARING**  
Consideration and Possible Action to Approve Conditional Use Permit -  
3640 Highway 47, requesting a Conditional Use Permit for Cannabis Producer. Legal; Tract: 20A  
S: 14 T: 7N R: 2E 3.33 ACRES MAP 67.

Property location; west side of Joe's Pharmacy at 3640 Highway 47.

Representing Cowboy Rx are Owners Manuel Otero, and David McCallister. Austin Oberpeck is a consultant working with Cowboy Rx, his company will oversee the operation, state regulations, environmental concerns, water, security, and public safety. Mr. Otero stated the we are here to ask for a Conditional Use permit to grow cannabis on Tract 20A, 3.00 acres. Cowboy Rx will employ anywhere from 8 to 20 employees from planting to harvesting. Cowboy Rx will add an additional 3 greenhouses. Cowboy Rx will water with a 2-inch irrigation well that is hook to a drip

system and is metered by the State Engineering Department. Processing the cannabis is limited to dry time of each plant 3 to 4 days, then package for transport. There is no manufacturing done on site and no chemicals used in the drying process. There will be a privacy fence that is 8 foot high with full security system. Odor control will be placed inside the green houses.

Community members were sworn in. Two community members had concerns of cannabis growth in the area in general.

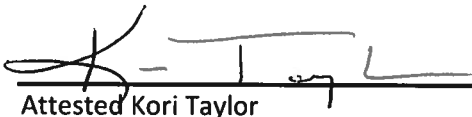
Commissioner Milavec stated that Cowboy Rx has gone through a Registered Architect with the State of New Mexico for Odor Control and Security, they have met all requirements that the Town of Peralta requires.

Motion to approve Conditional Use permit for Cowboy Rx was made by Commissioner Evanko Commissioner Milavec second, roll call vote, Commissioner Evanko, Aye, Commissioner Milavec, Aye, and Commissioner Pacheco, Aye. Approved.

- 7) Next Schedule meeting February 15, 2022 at 6:00pm.
- 8) Adjourn at 6:40 AM.

\*Agenda Subject to change. Appeals. Any person aggrieved by a decision of the Code Enforcement Officer or the P & Z commission in carrying out the provision of this ordinance may appeal the decision to the Town Council.

INDIVIDUALS WITH DISABILITIES: TO REQUEST AN ACCOMMODATION OR INFORMATION ABOUT PHYSICAL ACCESSIBILITY, CALL 505-869-2050



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Attested Kori Taylor