

March 22, 2016 3:00 PM  Valencia County Courthouse Commission Chambers 444 Luna Ave, Los Lunas, NM 87031  Present Chairman Michael McCartney Commissioner Sue Moran  Vice-Chairman LeRoy Baca Commissioner Robert Q. Louie Jacobo Martinez, Community Development Director (not Voting)  1) The meeting was called to order by Chairman McCartney at 3:00 p.m.  2) Commissioner Baca motioned to approve the Agenda. Commissioner Gurule seconded the motion. Motion passed unanimously.  3) Commissioner Baca motioned to approve the Agenda. Commissioner Gurule seconded the motion. Motion passed unanimously.  4) Commissioner Baca motioned to approve the minutes of February 23, 2016. Commissioner Louie seconded the motion. Motion passed unanimously.  5) Chairman McCartney swore in participants.  6) Action Item(s)  A) Request for Zone Change from Rural Residential-1 (RR-1) to Community Commercial (C-2)  Application: ZC #2016060 Applicant: Luis and Deborah Tellez Purpose: General Mechanic Shop  Legal Description: T7N, R3E, Section 28, N.M.P.M.; Subdivision: Mesa View Addition: Block: I: Tract: 8E3; Consisting of I.125 AC: Zoned Rural Residential-1 (RR-1); Filed in Plat Book D-4, Page Number 20 in the office of the Valencia County Clerk; Also Known as 221 Meadow Lake Road, Los Lunas, NM. 87031  This property is located in approximately I mile NE of Manzano Expressway and Meadow Lake Road This property is located in approximately I mile NE of Manzano Expressway and Meadow Lake Road This property is located in approximately I mile NE of Manzano Expressway and Meadow Lake Road This property is located in approximately I mile NE of Meadow Lake Road after the Manzano Expressway This property is the first property on the NE side of Meadow Lake Road after the Manzano Expressway This property is the first property on the NE side of Meadow Lake Road after the Manzano Expressway This property is the first property on the NE side of Meadow Lake Road after the Manzano Expressway This property is the first property on the NE side of Meadow Lake Roa	1	$\underline{\mathbf{M}}$ -I-N-U-T-E-S
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48	
49	Commissioner Baca made a motion to table the request until the next meeting as the applicants
50	requested the use be an automobile car sales as opposed to the original request of a general mechanic
51	shop. Commissioner Gurule seconded the motion.
52	-
53	Roll Call Vote:
54	Commissioner Gurule-Yes
55	Commissioner Baca-Yes
56	Commisioner Louie-Yes
57	Chairman McCartney-Yes
58	
59	B) Request for Zone Change from Rural Residential-2 (RR-2) to Rural Residential-1 (RR-1)
60 61	Application, 7C #2016062
61 62	Application: ZC #2016063 Applicant: Roberto Garcia
	Purpose: To allow for lot split for residence for family member
63 64	
65	Legal Description: T4N, R2E, Section 29, Map 116; N.M.P.M; Lands of William D & Joann
66	Covington; Tract: 18A1A; Consisting of 2.63 AC: Zoned Rural Residential -2 (RR-2); Filed
67 68	in Plat Cabinet K, Plat Number 1339 in the office of the Valencia County Clerk; Also Known 1563 Highway 304, Belen, NM 87002.
69	1303 Highway 304, Beleff, NW 87002.
69 70	This property is located in approximately 0.10 miles NE of Highway 346 off Highway 304
71 72	and approximately 0.80 miles west of Upper Dairy Road
72 73	This property falls within District III County Commissioner David Hyder $\Diamond$ P&Z Commissioner Sue Moran
71 72 73 74 75	County Commissioner David Hyder VI & 2 Commissioner Suc Mordin
76	Mr. Martinez showed an aerial view of the property via projector to the Planning & Zoning
77	Commission which shows the property sandwiched between Agricultural Preserve and Rural
78	Residential-1 parcels and stated the applicant is applying for the zone change in order to split the
79	property so that a second family dwelling can be placed on the land.
80	
81	Chairman McCartney asked if the applicant's son is the one putting a home on the property.
82	Mr. Martin and state days
83	Mr. Martinez stated yes.
84 05	Commissionan I avia asked Mr. Martinez where the driveryou would be for the momenty
85 86	Commissioner Louie asked Mr. Martinez where the driveway would be for the property.
86 87	Mr. Martinez stated it will be on the west side.
88	wir. waiting stated it will be oil the west side.
89	Commissioner Baca asked where the driveway in existence is now.
90	Commissioner Baca ashed where the differency in emissence is now.



91 Mr. Martinez stated that in the packet there is an aerial view of the property and showed the 92 Commissioners via projector that it is on the North side of the property. Mr. Martinez also stated 93 since they driveway will be coming off of Highway 304 which is a state maintained road, the 94 applicants will have to obtain a residential driveway permit. 95 96 Commissioner Louie stated the access to the present building is off of Highway 304 and looks as 97 if it goes through another property. 98 99 Mr. Garcia stated the access is on a piece of property the family owns and they use that access to 100 get to the home. Mr. Garcia also stated he and his father just learned they need to obtain a 101 driveway permit for each property. 102 103 Commissioner Louie asked if the zone change is approved and the property is split would each 104 property need a driveway permit off of Highway 304. 105 106 Mr. Martinez stated each piece of property, regardless of the zoning, needs a driveway permit if 107 it is off of a state highway and the only way to obtain that permit is through the New Mexico 108 Department of Transportation. Mr. Martinez it is not very cumbersome to get a residential 109 driveway permit. 110 111 Chairman McCartney asked if the property split would be equal or if they want to split just one 112 acre off. 113 114 Mr. Martinez stated that is a question for the applicant, however according to the Ordinance the 115 minimum size split for an RR-1 zone is one acre. 116 117 Mr. Garcia stated he relocated from Los Angeles, California a couple of years ago to help take 118 care of his aging father and would like to have his own home on a separate piece of property. 119 Mr. Garcia stated he does work from home for Blue Cross and Blue Shield which allows him to 120 be available full time to look out for his father. Mr. Garcia stated he wants to do everything 121 legally and get all the necessary permits required and did find a driveway permit in his father's 122 paperwork for the property that currently has a structure. 123 124 Commissioner Gurule stated the department reviews do not show any violations or negative 125 remarks. 126 127 Commissioner Louie asked if he is wanting to split off one acre and leave the other 1.6 acres on 128 his father's property. 129 130 Mr. Garcia stated that is correct, whatever the law allows. 131

132

133

Chairman McCartney asked how old his father is.



135 Chairman McCartney asked Mr. Garcia if he planning on placing a manufactured home on the 136 property? 137 138 Mr. Garcia stated he will put whatever he is allowed to place on there. 139 140 Chairman McCartney asked Mr. Garcia if he is aware that the manufactured home will have to 141 be placed on a permanent foundation. 142 143 Mr. Garcia stated he is aware and will obtain all required permits. 144 145 Commissioner Gurule made a motion to approve recommendation of the zone change to the 146 County Commission. Commissioner Louie seconded the recommendation. 147 148 Chairman McCartney stated he would prefer the case not go to the BOCC without the driveway 149 permit in place. 150 151 Mr. Garcia stated he is fine with the condition. 152 153 Mr. Martinez stated the NMDOT may not provide the driveway permit for the second property 154 until the lot is split. 155 156 Mr. Martinez stated there has been a motion to recommend approval of the zone change from 157 RR-2 to RR-1 on the condition that the applicant does at least get a letter from NMDOT stating 158 that he is following the permitting process for a driveway permit and there has been a second on 159 that motion so I will now call for a vote. 160 161 **Roll Call Vote:** 162 Commissioner Gurule-Yes 163 Commissioner Baca-Yes 164 Commisioner Louie-Yes 165 Chairman McCartney-Yes 166 167 Mr. Martinez told Mr. Garcia this is the first step in the zone change process and the next step will be to 168 go in front of the Board of County Commissioners and they will make the final decision and it will 169 probably go up in May and we will notify you of the time and date. 170 171 7) Discussion 172 173 8) Next Meeting 174 April 26, 2016 @ 3:00 pm 175 176 9) Adjournment 177 Commissioner Baca motioned to adjourn. 178 Commissioner Gurule seconded the motion. 179 Motion passed unanimously.