



## VALENCIA COUNTY PLANNING & ZONING COMMISSION

### M-I-N-U-T-E-S

Tuesday April 22, 2025 @ 5:00 pm  
Valencia County Administration Building  
444 Luna Ave, Los Lunas, NM 87031

PRESENT	ABSENT
Philip Sublett, Chair	
Ralph Freeman, Vice Chair	
	Mark Aguilar, Member
Rick Chavez, Member	
Sue Moran, Member	
Ryan Baca, Land Use Planner	
Jerrie Lynn Romero, Land Use Planner Assistant	

Also present were: Daniel Romero

#### 1) CALL THE MEETING TO ORDER

A. At 5:00 PM Chair Sublett brought the meeting to order.

#### 2) PLEDGE OF ALLEGIANCE

B. Beatrice Bell lead the Planning & Zoning Commission and the audience in the Pledge of Allegiance.

#### 3) APPROVAL OF AGENDA

C. Planning & Zoning Commissioners reviewed the Agenda; Commissioner Sublett informed the board of Commissioners, action item#7B CU #2025-031 withdrew the application.

**APPROVAL:** Motion to approve amended agenda with changes  
**Moved:** Commissioner Freeman  
**SECONDED:** Commissioner Chavez  
**CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner Moran – YES; Commissioner Chavez YES; Commissioner Freeman-YES; Commissioner Sublett-YES).**

#### 4) APPROVAL OF MINUTES March 25, 2025 County Planning & Zoning Minutes.

D.

**APPROVAL:** Motion to approve Minutes as presented.  
**Moved:** Commissioner Freeman  
**SECONDED:** Commissioner Chavez



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**CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner Moran – YES; Commissioner Chavez- YES; Commissioner Freeman- YES); Commissioner Sublett-YES).**

**5) STAFF REPORT:** *Ryan Baca*, reported on behalf of the Board of County Commission. ZC#2024-150, AP to RR2 was approved and ZC#2025-010, RR2 to RR1 was Denied. The County Easter Egg hunt at Las Maravillas Park had a great community turn out.

### **6) SWEARING IN OF PARTICIPANTS**

**Chairman Sublett swore in participants who would be speaking during hearing.**

### **7) ACTION ITEM(S)**

#### **A. Variance #2025-029 (District IV, P&Z Commissioner Sublett, BoCC Bizzel)**

Daniel Romero requests a Variance to the maximum depth-to-width ratio of 3 to 1 for any newly-created parcel. Legal Description: Tract: 75C S: 12 T: 5N R: 1E; also known as 1100 N Mesa Rd, Belen, NM 87031; UPC 1-006-029-534-169-000000; Zoned Rural Residential District 2 (RR-2)

**Background:** This request is for a Variance of the maximum depth-to-width ratio of 3 to 1 for any newly-created parcel in the RR-1 District. The applicant is requesting the Variance in order to subdivide the parcel in to parcels with a maximum depth-to-width ratio up to 10 to 1.

**Discussion ensued:** Daniel Romero presented to the board requesting a variance with a proposal to split 8.640 acre lot into three parcels, one 4-acre lot and two 2 acre lots. Due to the narrow shape of this land it was recommended by his surveyor to apply for a length to width variance with county planning and zoning.

**P & Z/Public Line of Questioning:** *Sublett*, asked how wide the property was from north to south? *Staff*, north to south approximately 150 ft. and west to east approximately 2,400 ft. *Daniel*, mentioned there was no current survey for an accurate measure. *Sublett*, questioned the applicant's request for a variance before subdividing the land. *Staff*, made clarification as to why a variance was recommended before the split and explained to the board, the parcel of land where the house is located was approved and met all the required setbacks. The applicant, the surveyor and staff discussed options in a preliminary meeting and came to the conclusion for the applicant to apply first for a variance. *Moran*, asked about the entrance off of Mulberry St. *Daniel*, Mulberry St. barriers electrical poles and would be right in the middle of the road, and it would be more cost efficiecnt to creat a new easement. *Moran*, asked staff if the easements had anything to do with the ratio? *Staff*, no the depth to width ratio is only for the property lines and the overall average do not have to be equal parcels and the variance is for the depth to width ratio 3 to 1 for the entire parcel, and not after the lot split. *Moran*, asked Daniel if he



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was considering annexing the south part of the property to the City of Belen? **Daniel**, yes only as an exploration, he has spoken to the City of Belen because the city water lines run off of Don Felipe Rd. There were three members of the public present with standing in favor of this request. There were no members of the public in opposition of this request. And there was a brief discussion of concerns from the public on keeping the new lots at a two acre minimum, and having only two new mobile homes on the newly created parcels, and to keep the property in the county and not have it annexed to the City of Belen.

**APPROVAL:**

Motion to Approve Variance #2025-029

PASSED

**MOVED:** Commissioner Sublett

**SECONDED:** Commissioner Freeman

**CARRIED:** Motion passed on a Vote of **4**

**FOR and 0 AGAINST (Commissioner Moran—YES;**

**Commissioner Chavez— YES; Commissioner Freeman-YES;**

**Commissioner Sublett-YES).**

**8) Next Meeting:** May 27,2025 at 5:00 p.m.

**9) Adjournment:**

**MOVED:** Motion to adjourn made by Commissioner Sublett

**SECONDED:** Motioned second by Commissioner Freeman

**CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner Moran- YES; Commissioner Chavez-YES; Commissioner Freeman – YES; Commissioner Sublett-YES).**

*Minutes are not verbatim. The complete audio file from this meeting can be requested from P&Z Dept. contact Jerrie Romero at (505) 866-2054*