



## VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

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

Tuesday April 24, 2018 @ 3:00 pm

Valencia County Administration Building

Commission Chambers, 444 Luna Ave, Los Lunas, NM 87031

PRESENT	ABSENT
Michael McCartney, Vice-Chair	Sue Moran, Chair
Frank A. Gurule, Member	
LeRoy Baca, Member	
Duana Draskiewicz, Member	
James M. Aranda, Community Development Director	
Gabriel Luna, Land Use Planner	
Brenda Alberts, Code Enforcement Officer	
Cindy E. Nevarez, Community Development Administrative Assistant	

ALSO PRESENT WERE: James Sanchez, John Gibson

#### 1) CALL THE MEETING TO ORDER

- At 3:00 PM Vice-Chair McCartney brought the meeting to order.

#### 2) PLEDGE OF ALLEGIANCE

- Vice-Chair McCartney asked Commissioner Gurule to lead the Planning & Zoning Commission and the audience in the Pledge of Allegiance.

#### 3) APPROVAL OF AGENDA

- Planning & Zoning Administrator Gabriel Luna read the Agenda

APPROVAL: Motion to approve the Agenda

MOVED: Commissioner Draskiewicz

SECONDED: Commissioner Baca

CARRIED: Motion passed on a vote of **4 FOR and 0 AGAINST (Vice-Chair-McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draskiewicz-YES)**

#### 4) APPROVAL OF MINUTES November 16, 2017; March 27, 2018

- Vice-Chair Michael McCartney discussed with the board if they had a chance to review the November 2017 and March 2018 minutes. All Members confirmed review.

APPROVAL: Motion to approve Minutes as presented

MOVED: Commissioner Baca

SECONDED: Commissioner Gurule

CARRIED: Motion PASSED on a vote of **4 FOR and 0 AGAINST (Vice-Chair McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draskiewicz-YES)**



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### 5) SWEARING IN OF PARTICIPANTS

- Vice-Chair McCartney swore in participants who would be speaking during the hearing.

### 6) ACTION ITEM(S)

- A. ZC 2017-515 (District IV):** *James Sanchez requests a Zone Change from Agricultural Preservation (AP) to Rural Residential 2 (RR-2) to subdivide the property on Tract 21A, MRGCD Map 88, located at 16 Patricio Road, Tome, NM, zoned Agricultural Preservation (AP) and containing approximately 20.43 acres.*

Background: The property owner(s) have requested to come before the board to request a zone change from Agricultural Preservation (AP) to Rural Residential 2 (RR-2). Department reviews were handed out on April 3, 2018. Please refer to appendix seven in your packet for those results.

**Discussion ensued. James Sanchez a resident of Tome would like to split the property. Our Farm is for sale and we have a purchaser but they are not interested in purchasing both dwellings on the property, so therefore my intentions are to subdivide the properties so that I may Market them separately.**

#### P & Z Commission Line of Questioning:

Vice-Chair McCartney: In actuality it is not a total of four acres, it's twenty plus?

Applicant: Correct.

Chair Baca: You have four acres and those are individually two on each lot, right?

Applicant: Currently they are not zoned on two separate lots, they are just on the whole 21 acres. My intent was to separate the house from the 21 acres.

Chair Draszkiwicz: Is it possible to do the zone change to RR-2 with a stipulation that once it is all done and transferred then the remaining property go back?

CD Director: No

Vice-Chair McCartney: Based on all your information and based on Commissioner Baca's questions, what is the best route to help out this gentlemen?

CD Director James Aranda: The best way to go forward, is you as a commission weighing weather this meets the criteria within the ordinance and making a decision and then passing it to the county commission to make the ultimate decision.

**APPROVAL:** Motion to Table Zone change request

**MOVED:** Commissioner Baca

**SECONDED:** Commissioner Gurule

**CARRIED:** Motion passed on a Vote of 4 (Vice-Chair McCartney-yes;

Commissioner Gurule-yes; Commissioner Baca-yes;

Commissioner Draszkiwicz-yes)

**4 and 0 AGAINST**



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- B. Variance 2018-042(District IV):** John Todd Gibson request a variance of the north and east side property line setbacks requirements from 15 feet to 7 feet for the placement of a 50'x 100' metal building on the property of Tract D, Section 8, Township 6 North, Range 2 East, located at 12 Tatonka Dr, Los Lunas, NM 87031, Zoned Rural Residential 2 (RR-2) and containing approximately 2.75 acres. **(Tabled in a 5-0 vote during the March 27, 2018 Planning and Zoning Commission Meeting)**

**Background:** According to the application, the applicant(s) are requesting a variance of the north and east side setbacks from 15' to 7' for the placement of a 50'x100' metal building. Department reviews were handed out March 6, 2018. Please see appendix 7 in your packet for those results.

**Discussion ensued. The applicant spoke on behalf of his desire for the Variance request. He stated that 6 acres are a lot to take care of therefore would like to move the building up reducing the amount of dead space available for weeds which require a lot of upkeep.**

### **P & Z Commission Line of Questioning:**

**Vice-Chair McCartney:** What Size is each property?

**Applicant:** 6 Acres.

**Vice-Chair McCartney:** Is the building already in place? Are you your own neighbor?

**Applicant:** No and yes I am my own neighbor.

**Chair Baca:** Can you confirm which properties are yours, it appears unclear on the map?

**CD Director James Aranda:** It states R081461 on the property card itself.

**APPROVAL:** Motion to approve Variance

**MOVED:** Commissioner Baca

**SECONDED:** Commissioner Draszkievicz

**CARRIED:** Motion PASSED on a vote of **4 Vice-Chair McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkievicz-YES) FOUR and 0 AGAINST**

### **7) Discussion**

- CDD James Aranda discussed the MRCOG's Planning Commission Meeting on May 11<sup>th</sup>, 2018.
- Matters of the county were discussed amongst CDD James Aranda and Staff.

### **8) Next Meeting:**

- Tuesday May 22, 2018 @ 3:00 pm

### **9) Adjournment**



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- 118 **MOVED:** Motion to adjourn made by Vice-Chair McCartney  
119 **SECONED:** Motioned second by Commissioner Baca  
120 **CARRIED:** Motion PASSED on a vote of **4 FOR and 0 AGAINST (Vice-Chair McCartney-YES;**  
121 **Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner**  
122 **Draskiewicz-YES)**  
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