



Approved 5-0  
May 23, 2017

MINUTES  
VALENCIA COUNTY PLANNING & ZONING COMMISSION  
Tuesday April 25, 2017@ 3:00 pm  
Valencia County Administration Building  
Commission Chambers  
444 Luna Ave, Los Lunas, NM 87031

PRESENT	ABSENT
Michael McCartney, Chairman	Steven R. Otero, Member
LeRoy Baca, Vice-Chair	
Frank A. Gurule, Member	
Sue Moran, Member	
James M. Aranda, Community Development Director	

**Also present were:** Santiago Gallegos, Lillian Romero, Filemon R. Gallegos, Jr., Kimberly Gallegos, Andrea C. Padilla, Steven Tomita, Jennifer Davis, Nadine Montoya.

**1) CALL THE MEETING TO ORDER**

- At 3:00 PM Chairman McCartney brought the meeting to order

**2) PLEDGE OF ALLEGIANCE**

- Chairman McCartney asked Commissioner Moran to lead the P&Z Commission and audience in the Pledge of Allegiance.

**3) APPROVAL OF AGENDA**

- Community Development Director James Aranda presented the Agenda to the Planning & Zoning Commission.

**APPROVAL:** Approved unanimously

**CARRIED:** Motion passed on a vote of **4 (Commissioner Gurule-yes; Commissioner McCartney-yes; Commissioner Baca-yes; Commissioner Moran-yes) FOR and 0 AGAINST.**

**4) APPROVAL OF MINUTES**

*February 28, 2017*

**APPROVAL:** Motion to approve the minutes

**MOVED:** Commissioner Baca

**SECONDED:** Commissioner Gurule

**CARRIED:** Motion passed on a vote of **4 (Commissioner Gurule-yes; Commissioner McCartney-yes; Commissioner Baca-yes; Commissioner Moran-yes) FOR and 0 AGAINST.**

*March 28, 2017*

**APPROVAL:** Motion to approve the agenda

**MOVED:** Commissioner Baca

**SECONDED:** Commissioner Gurule

**CARRIED:** Motion passed on a vote of **3 (Commissioner Gurule-yes; Commissioner McCartney-yes; Commissioner Baca-yes;) FOR and 0 AGAINST (Commissioner Moran-abstained).**

**5) SWEARING IN OF PARTICIPANTS**

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

**6) ACTION ITEM(S)**



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Discussion ensued as to whether to hear items A,B, and C together or separately since the applicant is one in the same.  
The P&Z Commission voted 4-0 to hear items A,B, and C together and vote on approval or denial separately

**A) REQUEST FOR A ZONE CHANGE FROM AP (AGRICULTURAL PRESERVATION) TO RR-2**

**(RURAL RESIDENTIAL 2);** Application: ZC #2017050; Applicant: Lillian Romero; Filemon & Kimberly Gallegos as agents; Location: 38 Entrada Aragon, Los Lunas, NM 87031; Purpose: To allow for a family lot Split. **LEGAL DESCRIPTION:** T6N; R2E; Section 15; N.M.P.M.; Land of Lillian Romero; Tract: 106B2C; 4.40 Acres; Map 85; 2003 Revision; Zoned AP (Agricultural Preservation); Filed in Plat Book K, Page 1419 in the Office of the Valencia County Clerk, Los Lunas, NM; Also known as 38 Entrada Aragon; Los Lunas, NM 87

**Background:** All three parcels are owned by the Romero family, and are all requesting zone changes in order to conform to the requirement for 10 contiguous acres when changing from an AP zone. The intention is to split the lots into smaller parcels (no smaller than two-acre parcels). However, the current zoning of AP requires a minimum lot size of five acres. Changing the zone to RR-2 would reduce the minimum lot size to two acres, which is compatible with their proposed use. The proposed lots will have access via Entrada Aragon Rd., individual domestic wells, and septic systems. Amending the zoning to RR-2 will not have an effect on noise, odors, traffic, or any other impacts when compared to its current use and zoning.

**Discussion ensued and there was a vote to APPROVE the request to the Board of County Commissioners for a zone change from AP to RR-2.**

**APPROVAL:** Motion to approve recommendation to the Board of County Commissioners

**MOVED:** Commissioner Baca

**SECONDED:** Commissioner Moran

**CARRIED:** Motion passed on a vote of **4(Commissioner Gurule-yes; Commissioner**

**McCartney-yes; Commissioner Baca-yes; Commissioner Moran-yes) FOR and 0 AGAINST.**

**B) REQUEST FOR A ZONE CHANGE FROM AP (AGRICULTURAL PRESERVATION) TO RR-2**

**(RURAL RESIDENTIAL 2);** Application: ZC #2017051; Applicant: Lillian Romero; Filemon & Kimberly Gallegos as Agents; Location: Tract 106B2B-Entrada Aragon, Los Lunas, NM. 8703. Purpose: To allow for a family lot split. **LEGAL DESCRIPTION:** T6N; R2E; Section 15; N.M.P.M.; Land of Lillian Romero; Tract: 106B2B; 5.1 Acres; Map 85; 2003 Revision; Zoned AP (Agricultural Preservation); Filed in Plat Book K, Page 1419 in the Office of the Valencia County Clerk, Los Lunas, NM 87031.

**Background:** All three parcels are owned by the Romero family, and are all requesting zone changes in order to conform to the requirement for 10 contiguous acres when changing from an AP zone. The intention is to split the lots into smaller parcels (no smaller than two-acre parcels). However, the current zoning of AP requires a minimum lot size of five acres. Changing the zone to RR-2 would reduce the minimum lot size to two acres, which is compatible with their proposed use. The proposed lots will have access via Entrada Aragon Rd., individual domestic wells, and septic systems. Amending the zoning to RR-2 will not have an effect on noise, odors, traffic, or any other impacts when compared to its current use and zoning.

**Discussion ensued and there was a vote to APPROVE the request to the Board of County Commissioners for a zone change from AP to RR-2.**

**APPROVAL:** Motion to approve recommendation to the Board of County Commissioners

**MOVED:** Commissioner Baca

**SECONDED:** Commissioner Moran

**CARRIED:** Motion passed on a vote of **4(Commissioner Gurule-yes; Commissioner**

**McCartney-yes; Commissioner Baca-yes; Commissioner Moran-yes) FOR and 0 AGAINST.**

**C) REQUEST FOR A ZONE CHANGE FROM AP (AGRICULTURAL PRESERVATION) TO RR-2**

**(RURAL RESIDENTIAL 2);** Application: ZC #2017107; Applicant: Lillian Romero; Santiago Gallegos as agent Location: Tract 106B2A-Entrada Aragon, Los Lunas, NM 87031.Purpose: To allow for a family lot split. **LEGAL DESCRIPTION:** T6N; R2E; Section 15; N.M.P.M.; Land of Lillian Romero; Tract: 106B2A; 2.24



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Acres; Map 85; 2003 Revision; Zoned AP (Agricultural Preservation); Filed in Plat Book K, Page 1419 in the Office of the Valencia County Clerk, Los Lunas, NM 87031

**Background:** All three parcels are owned by the Romero family, and are all requesting zone changes in order to conform to the requirement for 10 contiguous acres when changing from an AP zone. The intention is to split the lots into smaller parcels (no smaller than two-acre parcels). However, the current zoning of AP requires a minimum lot size of five acres. Changing the zone to RR-2 would reduce the minimum lot size to two acres, which is compatible with their proposed use. The proposed lots will have access via Entrada Aragon Rd., individual domestic wells, and septic systems. Amending the zoning to RR-2 will not have an effect on noise, odors, traffic, or any other impacts when compared to its current use and zoning.

**Discussion ensued and there was a vote to APPROVE the request to the Board of County Commissioners for a zone change from AP to RR-2.**

**APPROVAL:** Motion to approve recommendation to the Board of County Commissioners

**MOVED:** Commissioner Baca

**SECONDED:** Commissioner Moran

**CARRIED:** Motion passed on a vote of **4(Commissioner Gurule-yes; Commissioner McCartney-yes; Commissioner Baca-yes; Commissioner Moran-yes) FOR and 0 AGAINST.**

**D) REQUEST FOR A ZONE CHANGE FROM RR-2 (RURAL RESIDENTIAL 2) TO I-2 (GENERAL INDUSTRIAL);** Application: ZC #2017121; Applicant: City of Belen; Steven Tomita as Agent; Location: South of Belen, East of Hwy. 116, Between Calle De Baca & General Baca Road; Purpose: Rezoning lands located in the Belen Industrial Park to I-2 Industrial District; **LEGAL DESCRIPTION:** T4N; R1E; Section 1; Map 108; N.M.P.M; Tract: 107A2 (22.60 Acres) & Tract: 107B2 (2.33 Acres) & Tract 107C2 (2.38 Acres), Total of 27.31 Acres; Zoned RR-2 (Rural Residential 2).

**Background:** The property was acquired by the City of Belen in the late 1970's and early 1980's through donations of land by the Middle Rio Grande Conservancy District (MRGCD). The original intent of the City was for this property to become the Belen Airport. However, land was donated to the City which was determined to be a better location for the airport, and the airport was eventually built on this newer donated land. The original land was subsequently designated at the Belen Industrial Park. Following this designation, the Army National Guard, the MRGCD, and the NMDOT have housed their operations at the park. The City of Belen is currently attempting to attract companies to the Belen Industrial Park, however the City recently realized that the property was never formally rezoned to I-2. This request is an attempt to correct that oversight.

**Discussion ensued and Mr. Steve Tomita requested that item (D) be tabled until further information could be gathered.**

**APPROVAL:** Motion to approve Mr. Tomita's request to table Item (D)

**MOVED:** Commissioner Moran

**SECONDED:** Commissioner Baca

**CARRIED:** Motion passed on a vote of **4(Commissioner Gurule-yes; Commissioner McCartney-yes; Commissioner Baca-yes; Commissioner Moran-yes) FOR and 0 AGAINST.**

**E) REQUEST FOR A ZONE CHANGE FROM RR-2 (RURAL RESIDENTIAL 2) TO I-2 (GENERAL INDUSTRIAL);** ZC #2017133; Applicant: City of Belen; Steven Tomita as Agent; Location: South of Belen, East of Hwy. 116, Between Calle De Baca & General Baca Road; Purpose: Rezoning lands located in the Belen Industrial Park to I-2 Industrial District; **LEGAL DESCRIPTION:** T4N; R1E; Section 1; Map 108; N.M.P.M; Subdivision: City of Belen Industrial Park E-4-1; Tract: B1, 19.13 Acres; 1994 Revision; Filed in Plat Book I, Plat Number 183 in the Office of the Valencia County Clerk, Los Lunas, NM 87031

**Background:** The property was acquired by the City of Belen in the late 1970's and early 1980's through donations of land by the Middle Rio Grande Conservancy District (MRGCD). The original intent of the City was for this property to become the Belen Airport. However, land was donated to the City which was determined to be a better location for the airport, and the airport was eventually built on this newer donated land. The original land was subsequently designated at the Belen Industrial Park. Following this designation, the Army National Guard, the MRGCD, and the NMDOT have



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housed their operations at the park. The City of Belen is currently attempting to attract companies to the Belen Industrial Park, however the City recently realized that the property was never formally rezoned to I-2. This request is an attempt to correct that oversight.

Discussion ensued and Mr. Steve Tomita requested that item (E) be tabled until further information could be gathered

**APPROVAL:** Motion to approve Mr. Tomita's request to table Item (E)

**MOVED:** Commissioner Moran

**SECONDED:** Commissioner Baca

**CARRIED:** Motion passed on a vote of 4(Commissioner Gurule-yes; Commissioner McCartney-yes; Commissioner Baca-yes; Commissioner Moran-yes;) FOR and 0 AGAINST.

**F) REQUEST FOR A ZONE CHANGE FROM RR-2 (RURAL RESIDENTIAL 2) TO I-2 (GENERAL INDUSTRIAL);** Application: ZC #2017134; Applicant: city of Belen; Steven Tomita as Agent; Location: South of Belen, East of Hwy. 116, Between Calle De Baca & General Baca Road; Purpose: rezoning lands located in the Belen Industrial Park to I-2 Industrial District; **LEGAL DESCRIPTION:** T4N; R1E; Section 1; Map 108; N.M.P.M; Subdivision: City of Belen Industrial Park E-4-1; Tract: B1, 19.13 Acres; 1994 Revision; Filed in Plat Book I, Plat Number 183 in the Office of the Valencia County Clerk, Los Lunas, NM 87031

A motion to table item (F) due to incorrect legal description was made by Commissioner Baca and seconded by Commissioner Gurule. Motion carried unanimously.

**G) REQUEST FOR A CONDITIONAL USE 2<sup>ND</sup> DWELLING;** Application: CU#2017132; Applicant: Nadine Montoya; Location: 36 Pluma Road, Jarales, NM 87023; Purpose: To place a second mobile home on the property enabling family to care for her; **LEGAL DESCRIPTION:** T4N; R2E; Section 7; Map 109; N.M.P.M; Land of Julianita Montoya; Lot 3; 2.46 Acres; 1994 Revision; Filed in Plat Book I, Plat Number 254 in the Office of the Valencia County Clerk, Los Lunas, NM, 87031; Also known as 36 Pluma Road, Jarales, NM 87023.

**Background:** Department reviews were sent out on April 10, 2017. The only concern is that the second mobile home will need to be assigned an address if the request is approved.

Discussion ensued and Commissioner Moran made a motion to approve the request for a two (2) year request for a second dwelling.

**APPROVAL:** Motion to approve a two (2) year Conditional Use for a second dwelling.

**MOVED:** Commissioner Moran

**SECONDED:** Commissioner Baca

**CARRIED:** Motion passed on a vote of 4(Commissioner Gurule-yes; Commissioner McCartney-yes; Commissioner Baca-yes; Commissioner Moran-yes;) FOR and 0 AGAINST.

## **7) Discussion**

## **8) Next Meeting:**

Tuesday- May 23, 2017 @ 3:00 pm

## **9) Adjournment**