

## VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

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

Valencia County Administration Building

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

# Tuesday June 26, 2018 @ 3:00 pm

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PRESENT	ABSENT
Sue Moran, Chair	
Michael McCartney, Vice-Chair	
Frank A. Gurule, Member	
LeRoy Baca, Member	
Duana Draszkiewicz, 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: Michael Davis; Justin Zemke; Michael Birchall; Jarod Botti	nelli; D'Nette Wood;
luan M. Aragon; Maria Cestuya ; Kim Owens; Lori Gustafson.	

#### 10 1) CALL THE MEETING TO ORDER

> At 3:00 PM Chair Moran brought the meeting to order. 11

#### 2) PLEDGE OF ALLEGIANCE 13

14 Chair Moran asked Commissioner Baca to lead the Planning & Zoning Commission and the 15 audience in the Pledge of Allegiance.

### 17 3) APPROVAL OF AGENDA

18 Planning & Zoning Administrator Gabriel Luna read the Agenda 19 APPROVAL: Motion to approve the Agenda 20 MOVED: **Commissioner McCartney** 21 SECONDED: **Commissioner Gurule** 22 Motion PASSED on a vote of **5 FOR and 0 AGAINST (Chair-Moran-YES;** CARRIED: 23 Vice-Chair-McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiewicz-YES) 24 25

#### 26 4) APPROVAL OF MINUTES April 24, 2018

- 27 Chair-Moran discussed with the board if they had a chance to review the April 2018 28 minutes. All Members confirmed review.
- 29 APPROVAL: Motion to approve Minutes as presented
- 30 MOVED: **Commissioner Draszkiewicz**
- 31 SECONDED: **Commissioner McCartney**



	LENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA
CARRIED:	Motion PASSED on a vote of <b>5 FOR and 0 AGAINST (Chair Moran; Vice-Chair McCartney-</b>
	YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiewicz-
	<u>YES)</u>
5) SWFARIN	IG IN OF PARTICIPANTS
-	ir Moran swore in participants who would be speaking during the hearing.
	n woran swore in participants who would be speaking during the hearing.
6) <u>ACTION</u>	ITEM(S)
А.	Variance #2018-052 (District V, Commissioner McCartney)
	Michael Davis requests a variance of the north and east side property line setback
	requirements from 15 feet to 7 feet, 6 inches for the placement of a new shop on the property
	at Lot 5 of R & S King Subdivision; Section 26, Township 7N, Range 2E; MRGCD Map 72;
	Zoned Rural Residential 2 (RR-2); Also known as 10 King Ct, Los Lunas, New Mexico 87031,
	.75 ac, Filed in Cabinet F, Page 125 in the Office of the Valencia County Clerk.
<u>Background</u>	<u>.</u>
Discussion e	ensued
P & Z Comm	nission Line of Questioning:
Vice-Chair N	<u>AcCartney:</u>
Applicant:	
Chair Baca:	
Applicant:	
Chair Draszł	<u>kiwiczCD</u>
<u>Vice-Chair I</u>	
CD Director	<u>James Aranda:</u>
APPROVAL:	
MOVED:	Commissioner Baca
SECONDED:	
CARRIED:	Motion PASSED on a Vote of <u>5 For and 0 AGAINST (Chair Moran; Vice-Chair McCartney-</u>
	YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiewicz-
	<u>YES)</u>
	B. Variance #2018-055 (District II, Commissioner Draszkiewicz)
	Justin and Sheena Zemke request a variance of the east side property line setback
	requirements from 15 feet to 7 feet for the construction of an 8 foot wrap around porch on
	the property at Tract 39A and Tract 42A1. Section 10, Township 6 North, Range 2E; MRGCD
	Map 82; Zoned Rural Residential 2 (RR-2); Also known as 2 Albert Ln, Los Lunas, New Mexico
	87031; 7.09 ac, Filed in Cabinet N, Page 462 in the Office of the Valencia County Clerk.
<b>Background</b>	<u>:</u>



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76	Discussion ensued.		
77			
78	P & Z Commission Line of Questioning:		
79	Vice-Chair Mc	Cartney:	
80	Applicant:		
81	Vice-Chair Mc	Cartney:	
82	Applicant:		
83	<u>Chair Baca:</u>		
84	CD Director James Aranda:		
85			
86	APPROVAL:	Motion to approve Variance	
87	MOVED:	Commissioner	
88	SECONDED:	Commissioner Draszkiewicz	
89	CARRIED:	Motion PASSED on a vote of 5 FOR and 0 AGAINST (Chair Moran; Vice-Chair McCartney-	
90		YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiewicz-	
91		<u>YES)</u>	
92			
93		Variance #2018-064 (District II, Commissioner Draszkiewicz)	
94 05	Louis Vasquez requests a front setback variance for a reduction from the standard 30 feet		
95 96		18 feet 7 inches for the installation of a solar carport on the property at Tract A1B1, ction 36, Township 7 North, Range 2E; MRGCD Map 77; Zoned Rural Residential 2 (RR-2);	
97		so known as 3 Franks Pl, Los Lunas, New Mexico 87031; 1.00 ac, Filed in Book 14, Page	
98		66 in the Office of the Valencia County Clerk.	
99			
100	Background:		
101			
102	Discussion ens		
103		sion Line of Questioning:	
104	Vice-Chair Mc	<u>Cartney:</u>	
105	<u>Applicant:</u>		
106	Vice-Chair Mc	<u>Cartney:</u>	
107	<u>Applicant:</u>		
108	<u>Chair Baca:</u>		
109	CD Director Ja	mes Aranda:	
110			
111	APPROVAL:	Motion to approve Variance	
112	MOVED:	Commissioner	
113	SECONDED:	Commissioner	
114	CARRIED:	Motion PASSED on a vote of 5 FOR and 0 AGAINST (Chair Moran; Vice-Chair McCartney-	
115		YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiewicz-	
116		<u>YES)</u>	
117			



118 119 120 121 122 123 124	<ul> <li>VALENCIA COUNTY PLANNING &amp; ZONING COMMISSION AGENDA</li> <li>D. Zone Change #2018-057 (District III, Commissioner Moran)</li> <li>Wood-Franken LLC requests a zone change from Rural Residential 1 (RR-1) to Community Commercial District (C-2) to allow for a proposed use of a public horse and roping facility. The properties at Lots A-2-A and A-2-B; Section 33, Township 5 North, Range 2 East; Zoned Rural Residential 1 (RR-1); Belen, New Mexico 87002; 9.99 ac each, Filed in Cabinet M, page 379 in the Office of the Valencia County Clerk.</li> </ul>	
125	Background:	
126 127	Discussion ensued	
128	<u>P &amp; Z Commission Line of Questioning:</u>	
129	Vice-Chair McCartney:	
130	Applicant:	
131	Chair Baca:	
132	Applicant:	
133	<u>Chair Draszkiwicz</u>	
134	Vice-Chair McCartney:	
135	CD Director James Aranda:	
136		
137	APPROVAL: Motion to	
138	MOVED: Commissioner	
139	SECONDED: Commissioner	
140	<b>CARRIED:</b> Motion PASSED on a Vote of <u>5 For and 0 AGAINST (Chair Moran; Vice-Chair McCartney-</u>	
141	YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiewicz-	
142	<u>YES)</u>	
143		
144	E. Conditional Use Home Occupation #2018-058 (District I, Commissioner Gurule)	
145 146	Kim Owens requests a Conditional Use Home Occupation for a traveling touch massage for massage therapy on the property at Tract 3A, Land of Mark A & Sandra L Edwards. Section	
140	29, Township 7 North, Range 2 East; MRGCD Map 73; Zoned Rural Residential 2 (RR-2); also	
147	known as 1528 Sichler Rd, Los Lunas, New Mexico 87031, 1.02 ac, Filed in Cabinet N Page	
149	331 in the Office of the Valencia County Clerk.	
150		
151	Background:	
152	Discussion ensued	
153		
154	P & Z Commission Line of Questioning:	
155	Vice-Chair McCartney:	
156	Applicant:	
157	Chair Baca:	
158	Applicant:	
159	<u>Chair DraszkiwiczCD</u>	
160	Vice-Chair McCartney:	
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161 <u>CD Director James Aranda:</u>



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162		
163	APPROVAL:	Motion to
164	MOVED:	Commissioner
165	SECONDED:	Commissioner
166	CARRIED:	Motion PASSED on a Vote of 5 For and 0 AGAINST (Chair Moran; Vice-Chair McCartney-
167		YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiewicz-
168		YES)
169		
170	F.	Conditional Use Second Dwelling #2018-059 (District II, Commissioner
171		Draszkiewicz)
172	Gil	bert Torres requests a Conditional Use Second Dwelling at Tract 5B1A2A2B2. Section 3,
173	То	wnship 6 North, Range 2 East; MRGCD Map 82; Zoned Rural Residential 2 (RR-2); also
174	kn	own as 13 Rector Rd, Los Lunas, New Mexico 87031, 0.86 ac.
175		
176	<u>Background:</u>	
177	Discussion ens	ued
178		
179	P & Z Commiss	sion Line of Questioning:
180	Vice-Chair McC	<u>Cartney:</u>
181	<u>Applicant:</u>	
182	Chair Baca:	
183	Applicant:	
184	Chair Draszkiw	iczCD
185	Vice-Chair Mc	Cartney:
186	CD Director Ja	mes Aranda:
187		
188	APPROVAL:	Motion to
189	MOVED:	Commissioner
190	SECONDED:	Commissioner
191	CARRIED:	Motion PASSED on a Vote of <u>5 For and 0 AGAINST (Chair Moran; Vice-Chair McCartney-</u>
192	<u></u>	YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiewicz-
193		YES)
194		
195		
196	6 6	onditional Use Home Occupation #2018-063 (District IV, Commissioner Baca)
190	<b>u.</b> C0	multional ose nome occupation #2010-005 (District 17, commissioner bucu)
198	Lori Sl	nay Custafson requests a Conditional Use Home Occupation for an in-home childcare on
198	Lori Shay Gustafson requests a Conditional Use Home Occupation for an in-home childcare on	
200	the property at Tract A3, Land of Toby Cordova. Section 5, Township 5 North, Range 2 East; MRGCD	
200	МКОСТ	
201	Background:	
202	Dackground.	
203		
203		
204		



	VALENCI	A COUNTY PLANNING & ZONING COMMISSION AGENDA	
205	Discussion ensued		
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210	7) Discussion		
211	CDD James A	randa discussed the MRCOG's Planning Commission Meeting on May 11 <sup>th</sup> , 2018.	
212			
213	Matters of the	ne county where discussed amongst CDD James Aranda and Staff.	
214			
215	8) Next Meeting:		
216	Tuesday July	7 24, 2018 @ 3:00 pm	
217			
218	9) Adjournment		
219	MOVED:	Motion to adjourn made by	
220	SECONED:	Motioned second by Commissioner	
221	CARRIED:	Motion PASSED on a vote of <b>5 FOR and 0 AGAINST (Chair Moran; Vice-Chair</b>	
222		McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES;	
223		Commissioner Draszkiewicz-YES)	
224			
225			
226			