

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 |
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| CARRIED: | Motion PASSED on a vote of 5 FOR and 0 AGAINST (Chair Moran; Vice-Chair McCartney- |
| | 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. |
| | |
| Background | <u>:</u> |
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VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

| 76 | Discussion ensued. | | |
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| 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 | VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA D. Zone Change #2018-057 (District III, Commissioner Moran) 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. | |
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| 125 | Background: | |
| 126 127 | Discussion ensued | |
| 128 | <u>P & 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 | CARRIED: 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>



VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

| 162 | | |
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| 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 | u. 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 | | |
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| 204 | | |



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| 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 th , 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 5 FOR and 0 AGAINST (Chair Moran; Vice-Chair | |
| 222 | | McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; | |
| 223 | | Commissioner Draszkiewicz-YES) | |
| 224 | | | |
| 225 | | | |
| 226 | | | |