



VALENCIA COUNTY PLANNING & ZONING COMMISSION

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

Tuesday July 23, 2024 @ 3:00 pm
Valencia County Administration Building
444 Luna Ave, Los Lunas, NM 87031

PRESENT	ABSENT
Philip Sublett, Chair	
Ralph Freeman, Vice Chair	
	Sue Moran, Member
Mark Aguilar, Member	
Ryan Baca, Land Use Planner	
Jerrie Romero, Land Use Planner Assistant	
Melissa Jaramillo, Community Development Director	

Also present were: Anabel Dodd, Dennis Chavez, Lina Pena and Minerva Pena

1) CALL THE MEETING TO ORDER

A. At 3:00 PM Chair Sublett brought the meeting to order.

2) PLEDGE OF ALLEGIANCE

B. Ryan Baca lead the Planning & Zoning Commission and the audience in the Pledge of Allegiance.

3) APPROVAL OF AGENDA

C. Planning & Zoning Commissioners reviewed the Agenda;

APPROVAL: Motion to approve agenda

MOVED: Commissioner Aguilar

SECONDED: Commissioner Freeman

CARRIED: Motion PASSED on a Vote of **3 FOR and 0 AGAINST (Commissioner Freeman-YES; Commissioner Aguilar-Yes; Commissioner Sublett –YES).**

4) APPROVAL OF MINUTES May 28, 2024 County Planning & Zoning Minutes.

D.

APPROVAL: Motion to approve Minutes as presented.

MOVED: Commissioner Aguilar

SECONDED: Commissioner Freeman

CARRIED: Motion PASSED on a Vote of **3 FOR and 0 AGAINST (Commissioner Freeman-YES; Commissioner Aguilar-YES; Commissioner Sublett-YES).**

5) **STAFF REPORT:** Land Use Planner **Ryan Baca** reports on the 4 cases that went before the Board of County Commission, the appeals for a Variance #2024-051 at 40 Venateria in Tierra Grande was



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approved, the decision was overturned 4-0, ZC#2024-034 Denied on Highway 314 for the semi trucks, ZC#2024-029 was approved on Highway 314 from RR2 to RR1, ZC#2024-052 was approved at 9 Gilema from Rural Residential to Agriculture Preservation. Community Development will be participating for the National Night Out with the law enforcement on Tuesday August 6th at 5:00 p.m. at the UNMVC. Free food and drinks will be provided and we will be handing out to the public, Community Dev. and CODE dept. information, tee-shirts and a bag of school supplies, we invite everyone to attend. The high school student internship will be ending on Friday July 26th. Our dept. gave four of our interns a celebration and certificates, in appreciation for all the hard work, we all have witnessed in just a short time the growth in their confidence, telephone skills and their interaction with the public. **Melissa** added that the interns were encouraged to view this commission hearing on live Facebook. **Sublett**, mentioned he had the privilege to see the interns working in the offices and encourages the residents in his district to attend the National Night Out at Anna Becker Park, he thanked UNMVC for the location of this wonderful event.

6) SWEARING IN OF PARTICIPANTS

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

7) ACTION ITEM(S)

A. Zone Change #2024-078 (District III, P&Z Commissioner Moran, BoCC Sparkman)

Dennis V. Chavez requests a Zone Change from Outland District (OD) and Neighborhood Commercial District (C-1) to Community Commercial District (C-2) for future commercial development. Legal Descriptions:

- Subd: LAND OF GAIL MAJOR Tract: B2A 10.00 AC 2008 REV A-1-5; located at the northwest corner of Highway 6 and Old Highway 6; UPC 2-017-048-309-504-000000; Zoned Outland District (OD)
- Subd: LAND OF GAIL MAJOR Tract: B2B 11.50 AC 2008 REV A-1-5; located west of the corner of Highway 6 and Old Highway 6; UPC 2-017-048-298-504-000000; Zoned Neighborhood Commercial District (C-1)

Background: This request is for Zone Change from Outland District (OD) and Neighborhood Commercial District (C-1) to Community Commercial District (C-2). Based upon the application and all available supporting information, this request does appear to meet all the applicable standards and criteria for a zone change within Section 154.061 of the Valencia County Zoning Code.

Discussion ensued: Anabel Dodd, representative for Dennis Chavez requested to table the request for a zone change. No discussion followed

P & Z/Public Line of Questioning: No line of questioning



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B. Zone Change #2024--079 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)

Minerva Pena requests a Zone Change from Rural Residential 2 District (RR-2) to Rural Residential 1 District (RR-1) to split the property into three 1-acre lots. Legal Description: Subd: PLAT OF DIVISION OF LAND BELONGING TO MR & MRS M.G. MARTINEZ JR. Tract: A 3.03 ACRES MAP 86 1988 REV; located at the southwest corner of Seabell Rd and Schultz Ln; UPC 1-007-034-445-299-000000; Zoned Rural Residential 2 District (RR-2)

Background: This request is for Zone Change from Rural Residential 2 District (RR-2) to Rural Residential 1 District (RR-1). Based upon the application and all available supporting information, this request does appear to meet all the applicable standards and criteria for a zone change within Section 154.061 of the Valencia County Zoning Code.

Discussion ensued: Lina Pena, representative for Minerva Pena requested a zone change on newly purchased property to split 3.033 acres into 3 lots, changing the zoning from RR2 to RR1. She mentioned the reason for the proposal was to build homes for her and her sister to be close to family and friends, they currently reside in Albuquerque and mentioned her mother and grandmother lived in Los Chavez and helps with childcare. And if the zone change was approved, both homes would have individual septic systems, electric and natural gas meters and would also share a newly constructed well. The residences would be constructed on a raised foundation in compliance with the elevation provided by the Valencia County. The family hopes to share the country life style with the residents of Los Chavez.

P & Z/Public Line of Questioning: **Sublett**, asked how the land would be split for family members? **Lina**, each family member will have a deed for 1 acre lot a piece. **Sublett**, questioned the proposed site plan, showing two parcels and asked Lina about the third lot he also asked Staff for clarification on the surrounding areas zoned RR1. **Staff**, to the west of the property is 1,500 ft. and to north 900 ft. are the nearest RR1 districts. The surrounding properties are less than 2 acres and similar to the proposed change. There were no members in favor of this request and 5 members in opposition of the request with concerns of the size of the properties being decreased to building more homes in the area, problems with having to many septic systems contaminate the water usage and the level of water will decrease, also mentioned was the increase of traffic and noise. And not preserving the land for agriculture would result in taking away the rural atmosphere.

APPROVAL:

Motion to Approve Zone Change #2024-079

Approved

MOVED: Commissioner Sublett

SECONDED: Commissioner Aguilar

CARRIED: Motion approved on a Vote of **3**

FOR and 0 AGAINST (Commissioner Freeman – YES;

Commissioner Aguilar- YES; Commissioner Sublett- YES.



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8) Next Meeting: Tuesday August 27, 2024 at 3:00 p.m.

9) Adjournment:

MOVED:

Motion to adjourn made by Commissioner Freeman

SECONDED:

Motioned second by Commissioner Aguilar

CARRIED:

Motion PASSED on a Vote of **3 FOR and 0 AGAINST (Commissioner Freeman - YES; Commissioner Aguilar-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