

November 14, 2012
Agenda
5:00 p.m. Public Hearing Meeting
Valencia County Commission Chambers
444 Luna Avenue
Los Lunas, NM 87031

Board of County Commissioners
Donald E. Holliday, Chair District I
Georgia Otero-Kirkham, Vice-Chair District II
Mary Andersen District I
Lawrence R. Romero District III
Ron Gentry District II

- 1) Call Meeting to Order
- 2) Pledge of Allegiance
- 3) Approval of Agenda

A handwritten signature in black ink, reading "Donald Holliday".

SWEARING IN OF PARTICIPANTS

PUBLIC HEARING ITEM(S):

- 4) Request for a Zone Change from Planned Development (P-D) to Heavy Industrial (I-3)(PNM)
Application #ZC12-306 / *Jacobo Martinez*
- 5) Request for a Zone Change from Rural Residential-2 (RR-2) to Community Commercial (C-2) (Simon and Catrina Montano) Application #ZC12_305 / *Jacobo Martinez*

PUBLIC COMMENT:

Please sign up on the sheet located just outside the Commission Chambers. The Board will allow each member of the public wishing to address the Board a full and complete opportunity to address the Commission.

NEXT COMMISSION MEETING:

- ♦ November 16, 2012- Special Meeting @ 10.00 A.M.
Valencia County Commission Board Room 444 Luna Ave. LL. NM

ADJOURN:

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Valencia County Manager's Office at the Valencia County Courthouse, Los Lunas, New Mexico, (505) 866-2014 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the Valencia County Manager's Office at the old Valencia County Courthouse if a summary or other type of accessible format is needed.

Please Silence All Electronic Devices – Thank You!

VALENCIA COUNTY BOARD OF COMMISSIONERS

PUBLIC HEARING MEETING

NOVEMBER 14, 2012

PRESENT	
Donald E. Holliday, Chair	
Georgia Otero-Kirkham, Vice-Chair	
	Lawrence R. Romero, Member
Ron Gentry, Member	
Mary J. Andersen Member	
Bruce Swingle, County Manager	
Adren Nance & Dave Pato, County Attorneys	
Sally Perea, County Clerk	
Press and Public	

1) The meeting was called to order by Chairman Holliday at 5:00 P.M.

2) Chairman Holliday led the Pledge of Allegiance.

3) Approval of Agenda

Commissioner Otero-Kirkham moved for approval of the agenda. Seconded by Commissioner Andersen. Motion carried 4-0.

SWEARING IN OF PARTICIPANTS

County Clerk Sally Perea administered the oath those individuals wishing to give testimony at today's business meeting.

PUBLIC HEARING ITEMS(S)

4) Request for a Zone Change from Planned Development (P)-D to Heavy Industrial (I-3) (PNM) Application #ZC12-306 – Jacobo Martinez.

Valencia County Community Developer Director Jacobo Martinez stated PNM is proposing a solar facility named the Manzano Solar Energy Center. The center will be an 8 megawatt solar electric generating facility on the east side of Valencia County near El Cerro Monterey Park. The total acreage of land is 59 acres. There is an existing electric distribution line nearby.

The current zone of the facility is Planned Development. The parcel of land is situated in a larger subdivision called Sierra Vista. In 1998 Sierra Vista went through a subdivision process with Valencia County to change the zoning from residential and outland to Master Plan Zoning. The Master Plan Zoning was then changed to Planned Development Zoning in 1999 when the new zoning ordinance was written.

According to the county zoned code, the purpose of the I-3 District is to provide for industrial uses with high nuisance characteristics that are incompatible with adjacent urban residential uses or for industrial uses where space or performance characteristics demand a specialized locale. Under permissive uses in I-3 include facilities for the processing or production of oil, natural gas, geothermal resources or other hydrocarbons.

The Planning and Zoning Board heard the request on October 24, 2012. There was no opposition made to the zone change by the public. The Planning and Zoning Commission was concerned of other permissive uses in the I-3 Zoning designation. After hearing testimony, the P & Z Commission voted 5-0 to recommend approval of the zone change on the condition that the site can only be utilized for a solar facility and that the applicant recognizes and agrees that if the use of the property as a solar facility ever shall cease, the property will automatically and without action by the County or applicant revert back to the previous zone.

Commissioner Otero-Kirkham asked "if that was okay with the applicant and is access to this property by paved road?" That was okay with the applicant and access to the property is by north Rio Del Oro, which is a paved road was Mr. Martinez's response.

Mr. Martinez also stated everyone that needed to be notified has been notified. PNM was given the restrictions on the heavy truck traffic for that road and have provided them with a permitting application process which they will go through and get a permit for the use of that road.

PNM Representative Lori Moye gave a short presentation on the proposed PNM Manzano Solar Energy Center. The 60-acre site is located opposite Valencia County High School on Bonita Vista Blvd., which is a very good site because it is near an existing substation and power lines, eliminating the need to build expensive new facilities and is relatively flat

which helps with drainage. The facility will be visible from the road but will have minimal lighting to not disturb the night sky. The view will not be obstructed, will operate in silence, will emit no toxins into the ground or water and it will use no water to produce energy. Panels will be ground mounted and will rise to a height of approximately six feet.

5) Request for a Zone Change from Rural Residential -2 (RR-2) to Community Commercial (C-2) (Simon & Catrina Montano) Application #ZC12-305 – Jacobo Martinez. Valencia County Community Developer Director Jacobo Martinez stated Mr. and Mrs. Montano are requesting a zone change to Community Commercial (C-2) on four contiguous lots. One of the lots is already zoned C-2 and the other lots are zoned RR-2. The surrounding parcels are a mixture of zones and land uses. To the south of the lot is zoned C-2 and there are such land uses as a propane distribution company and an automotive mechanic shop. To the north is a combination of residential and commercial, to the west is residential and to the east is agricultural.

The land use for request is to be used as Southwest Specialty Systems Company which will provide residential and commercial service of fire alarms, security systems, access control, video surveillance and fire extinguishers. The Planning and Zoning Board heard the request on October 24, 2012. There was no opposition made to the zone change by the public. After hearing testimony, the P & Z Commission voted 5-0 to recommend approval of the zone change. The proposed change is appropriate considering the surround land uses, the density and pattern of development in the area.

Commissioner Otero-Kirkham said her only concern is that if there are children waiting for their buses that you don't have large trucks coming out of this business.

Mr. Montano said they have installed two entrances, one on the south side and one right off of Hwy 47 just for that reason. All they will be using are service vans and trucks, small vehicles.

PUBLIC COMMENT:

There were no public comments in favor or against the zone change requests.


A Special meeting will be held at the Valencia county Courthouse on November 16, 2012 at 5:00 P.M. for consideration of the 2012 General Election Canvass.

11) Adjournment

Commissioner Andersen moved for adjournment. Seconded by Commissioner Otero-Kirkham. Motion carried unanimously. TIME: 5:22 P.M.

NOTE: All proposals, documents, items, etc., pertaining to items on the agenda of the November 14, 2012 Public Hearing Meeting (presented to the Board of County Commissioners) are attached in consecutive order as stated in these minutes.


VALENCIA COUNTY BOARD OF COMMISSIONERS


DONALD E. HOLLIDAY, CHAIRMAN



GEORGIA OTERO-KIRKHAM, VICE-CHAIR


LAWRENCE R. ROMERO, MEMBER


RON GENTRY, MEMBER


MARY J. ANDERSEN, MEMBER

ATTEST:


SALLY PEREA, COUNTY CLERK

11-26-2012
DATE