

**JERAH R CORDOVA**  
MAYOR  
**VACANT**  
CITY MANAGER



**CITY OF BELEN**  
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**WAYNE GALLEGOS**  
CITY COUNCILOR  
**DAVID CARTER**  
MAYOR PRO-TEM  
**DARLEEN ARAGON**  
CITY COUNCILOR  
**FRANK ORTEGA**  
CITY COUNCILOR

**CITY OF BELEN**  
**PLANNING & ZONING COMMISSION MEETING**  
**MINUTES**  
**DECEMBER 28, 2015**

Chairman Tom Greer called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:30 p.m.

**PRESENT:** Chairman Tom Greer  
Vice Chair Steve Ethridge  
Commissioner Claudine Montano  
Commissioner Debbie Thompson  
Commissioner Gordon Reeves

**CITY STAFF:** Lisa R Miller, P & Z Administrator

**OTHER:** David Carter

**PLEDGE OF ALLEGENCE**

Commissioner Debbie Thompson led the Pledge.

**APPROVAL OF AGENDA:**

Commissioner Gordon Reeves moved to approve the Amended Agenda.

Commissioner Claudine Montano seconded the Motion.

Motion Carried.

**APPROVAL OF MINUTES:**

The Minutes of the Regular Meeting of December 14, 2015 were reviewed.

Commissioner Debbie Thompson moved to approve the minutes with corrections.

Commissioner Claudine Montano seconded the motion.

Motion carried.

**PUBLIC HEARING WITH POSSIBLE ACTION**

**A. REQUEST FOR A VARIANCE FOR THE NUMBER OF RESTRICTED**

**LIVESTOCK AT 1617 RIVER RD: David Carter-Belen Consolidated Schools.**

David Carter informed the Commission that the Schools would like a variance on the number of livestock at 1617 River Road. A 7,100 sq. ft. barn has been erected at the Senator Willie Chavez Park, which is owned by the Schools. This structure will be used for the students to own and raise animals. It is part of our FFA program. The property consist of 5.54 acres and with the current City Ordinances, we will only be able to house approximately 12 units. The schools would like to increase that to 30 units. The animals will be kept inside the barn and the students are required to maintain the animals and their quarters in a clean, sanitary condition. The schools intend to use the manure to fertilize their properties.

Commissioner Debbie Thompson asked if the structure was going to be use for a particular time period or all year long.

David Carter said that it would be used all year long.

Commissioner Debbie Thompson asked if it would also be used to grow the program so that the students will be going to the Southwest livestock shows in and around the area and are they also going to be producing some of their own animals.

David Carter said that it is a possibility that they would be showing their animals in more shows. They would not be breeding the animals at this time. It is a possibility in the future.

Chairman Tom Greer asked what kind of livestock mix would be located there.

David Carter said it would mostly be cattle with a few pigs, goats, sheep, maybe some chickens and rabbits. Primarily it would be cattle.

Vice Chair Steve Ethridge asked if the number of livestock they are requesting includes chickens, goats, etc.

David Carter said that a unit is a certain number of animals. It could be one cow, four goats, or 15 chickens. There would be a combination of livestock to total 30 units.

Lisa Miller said that a livestock unit is described in the Animal Ordinance. She asked if the ring would also be used for show.

David Carter said yes and also for exercising the animals and practicing showing the animals.

Chairman Tom Greer asked if this would impact the park that is by the river.

David Carter said no.

Commissioner Debbie Thompson asked if a variance would have to be revisited on a regular basis.

Lisa Miller said a variance stays with the property and is only approved once unless they would like the variance changed. A Conditional Use is what has to be reviewed every six months or a year.

Vice Chair Steve Ethridge asked if there had been any contact or comments from the surrounding property owners.

Lisa Miller said that there were only two property owners. The Atkinson's on the South and West sides and DOT on the North side and neither one has responded to the notice that was sent to them.

Commissioner Claudine Montano asked if it was going to still be called the Senator Willie Chavez Park.

David Carter said yes it would.

Vice Chair Steve Ethridge asked what the current zoning was on the property.

Lisa Miller informed them it was C-1 (Commercial).

Commissioner Debbie Thompson moved to approve the additional 30 units for this property.

Commissioner Gordon Reeves seconded the motion.

Motion carried.

Vote was as follows:

Commissioner Claudine Montano	Yes
Commissioner Gordon Reeves	Yes
Commissioner Debbie Thompson	Yes
Vice Chair Steve Ethridge	Yes
Chairman Tom Greer	Yes

## **ACTION ITEMS**

### **A. AIRCRAFT NOISE DISCLOSURE STATEMENT**

Lisa Miller informed the Commission that the changes they requested have been made and what is before them is the document with the changes. She also informed them that the only document that would be going to the City Council would be the JPA. Then it would be forwarded to the County for their approval.

Commissioner Montano moved to approve the Aircraft Noise Disclosure Statement as presented.

Commissioner Debbie Thompson seconded the motion.

Motion carried.

Vote was as follows:

Commissioner Claudine Montano	Yes
Commissioner Gordon Reeves	Yes
Commissioner Debbie Thompson	Yes
Vice Chair Steve Ethridge	Yes
Chairman Tom Greer	Yes

**B. DECLARATION OF AVIATION EASEMENT AND WAIVER**

Commissioner Gordon Reeves moved to approve the Declaration of Aviation Easement and Waiver as presented.

Commissioner Claudine Montano seconded the motion.

Motion carried.

Vote was as follows:

Commissioner Claudine Montano	Yes
Commissioner Gordon Reeves	Yes
Commissioner Debbie Thompson	Yes
Vice Chair Steve Ethridge	Yes
Chairman Tom Greer	Yes

**C. JPA AGREEMENT BETWEEN THE CITY OF BELEN AND VALENCIA COUNTY ON REGULATING LAND USES AROUND THE BELEN MUNICIPAL AIRPORT**

Commissioner Debbie Thompson moved to send the JPA on to the City Council with a recommendation of approval from the P & Z Commission.

Commissioner Gordon Reeves seconded the motion.

Motion carried.

Vote was as follows:

Commissioner Claudine Montano	Yes
Commissioner Gordon Reeves	Yes
Commissioner Debbie Thompson	Yes
Vice Chair Steve Ethridge	Yes
Chairman Tom Greer	Yes

**OPEN COMMENTS/REQUESTS**

Commissioner Gordon Reeves requested that the City check their stop sign area. There are a lot that have pot holes, gravel and dirt that is being distributed on the roads and causing problems when you go to stop your vehicle. A good example of this is at Eleventh and Aragon.

Chairman Tom Greer asked Councilman David Carter if the P & Z Commission could have access to how the Street Department prioritizes the needs of the City streets.

Councilman David Carter suggested that they speak with the City Manager.

