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**CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
FEBRUARY 23, 2015**

Chairman Tom Greer called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:00 p.m.

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

ABSENT: Commissioner Claudine Montano

CITY STAFF: Steven Tomita, Planning & Zoning Director
Lisa R Miller, Planning & Zoning Administrator

APPROVAL OF AGENDA:

Commissioner Debbie Thompson moved to approve the Agenda.

Commissioner Steve Ethridge seconded the Motion.

Motion Carried.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of February 9, 2015, were reviewed.

Commissioner Debbie Thompson moved to approve the minutes.

Vice Chair Gordon Reeves Seconded the motion.

Motion carried.

DISCUSSION/REVIEW

Comprehensive Zoning Ordinance Changes.

Steven Tomita informed the Commission that what was presented to them was a copy of the Zoning Ordinance with a change to the C-2 Commercial Use and the addition of a new zone of M-1 Industrial and Business Park. With our present zoning any kind of higher intensity industrial use would not be allowed. Cemco is a good example. If they tried to come into the city now they would not be allowed. They were grandfathered in when the City annexed that area. Coast Range (Rancho Cielo) is re-zoning their land and what they are proposing is a heavy industrial area within Rancho Cielo and with our present zoning that would not be allowed. As they are looking at this they need to ask themselves if they should review and revise the whole Zoning Ordinance or just take that section and add that to the existing ordinance. The section highlighted in yellow was taken from Rio Rancho and adjusted to fit Belen. The reason that the Rio Rancho Ordinance was used was because it was written by Randy Van Vleck, who is the attorney for the Municipal League, and it is relatively new.

Chairman Tom Greer said that Cemco was changed at one time from a C-1 to a M-C and the intention is to create a manufacturing zone in the new Master Plan for that whole corridor along the I-25 Bypass. This would solve the problem of having an area that we could use for new businesses to come into the City. It would be a short term solution.

Steven Tomita said that the complete Zoning Ordinance will be gone over. Once the Master Plan and the Metropolitan Redevelopment Plan are under way the Zoning Ordinance will need to be revised to adhere to those Plans.

Commissioner Debbie Thompson said that this would be a short term answer for now and then the review and revision of the whole ordinance would start and be gone over piece by piece.

Chairman Tom Greer said that these two would not have to be looked at again when they start to go over the rest of the Ordinance.

Steven Tomita said that this is for discussion and review. The Commission needs to go over it and see if they would like to make any changes to them before the two sections go to Council.

Commissioner Steve Ethridge said that he thought it was a good idea to go through each one and work with changes. We are all aware of that they need to be revised. He informed the Commission and Staff that he has read the highlighted sections and has a

few suggestions. He went over them and the P & Z Staff said they would make the changes for their review at the next meeting.

Lisa Miller informed the Commission that if they see any other changes that they feel should be incorporated to please email them to her so that they will be on in the packet for the next meeting. They were also informed that an extra column was added to the Land Use table to accommodate the new M-1 Zone. That will need to be done.

Chairman Tom Greer said that given that the Commission is also handling the City Boundary and annexation of those properties, how much time do we have to devote to revising the Ordinances. He would like to be able to take the Zoning Ordinance apart so that it is up to date with what is going on now and possibly in the future.

Steven Tomita said that the annexation that the Commission is moving forward with, he would like to see the Commission take one of the two meetings for the Boundary and the other for things like this and other issues that might come before the Commission.

Lisa Miller asked the Commission to review the land use table so that the new column can be reviewed also.

City of Belen Boundaries.

Lisa Miller informed the Commission on where the water and sewer lines are located along the I-25 Bypass. She was also able to let them know how big they were. She said that the maps that were provided show some parcels that are numbered and she has the property information on those already. The Commission needs to go along I-25 Bypass and decide how far in they wish to look into annexing into the City. Once this is done she can gather the information on those properties.

Chairman Tom Greer said that they need to look at the properties along N Hwy 314 where there are properties that are using City water and sewer but are not in the City and annex those first. Then work our way along 314 and I-25 Bypass where the utilities are available. We also need to look at the size of the water and sewer lines to see if they will accommodate the added customers.

Commissioner Debbie Thompson said that the I-25 Bypass corridor will at one time become a business oriented area and feels that the City should annex this area especially due to that. That is the first place people see coming into Belen.

Commissioner Steve Ethridge agrees.

Steven Tomita said that they need to take a good look at our Ordinances to be sure that it states that any extension of water and sewer is the responsibility of the developer and make sure that we do not have a bunch of people coming in and building individual family homes. With family homes we have to provide services within a reasonable amount of time.

Chairman Tom Greer said that if you annex vacant land in a Commercial area that would put the responsibility of the infrastructure in the hands of the developer and not the City and annexing land that is residential would be up to the city to provide these services.

Lisa Miller informed the Commission that when the City received funding to re-do HWY 314 each individual had to reimburse the City with the cost of that tap in. It was the same with River Rd. The ones that are not in the City along 314 did not pay for a tap in even though the services are available. Craig Tire was one that must have paid for this but was allowed to stay in the County and not annex into the City. Fiorellos on River Rd was the same way but has now annexed into the City and hooked up to the sewer. It already had City water.

Steven Tomita informed the Commission that the City now owns the frontage road on the West side of the freeway and would like to see the land along the road annexed and sewer and water extended to accommodate it. He feels that is a good area for development being along the freeway and the fact that when the hospital is built there will be a lot of interest in building around it and close to it.

OPEN COMMENTS/REQUESTS

Steven Tomita informed the Commission that the Alcohol revisions to the Ordinance was tabled by the Council and he will be meeting with two Councilors, Chief Dan and Lisa to go over it and review the changes and make any other changes for it to go back before the Council.

Chairman Tom Greer said that he is glad that it was tabled and not voted down. It gives us a chance to go back over it. He asked about the Sign Ordinance.

Steven Tomita said that the Council will be having a public hearing on this at the March a workshop on that and he will let them know when. He also said that at the meeting on the end of March, the re-election of officers for the P & Z Commission needs to be addressed.

Chairman Tom Greer said that also needs to get an extension on the SU Zoning on the Brewery. It has taken longer than he anticipated to establish the Brewery at the Old Rail Café.

Vice-Chair Gordon Reeves would like the City to take a look at the Waste Management Contract to see if there are hours of operation on it and what those hours are if they are mentioned.

Steven or Lisa will look into that and inform the Commission at the next meeting.

