

JERAH R CORDOVA
MAYOR
JAY RUYBALID
CITY MANAGER



CITY OF BELEN
100 SOUTH MAIN STREET
BELEN, NEW MEXICO 87002
(505) 966-2746
www.belen-nm.gov

WAYNE GALLEGOS
MAYOR PRO-TEM
DAVID CARTER
CITY COUNCIL
DARLEEN ARAGON
CITY COUNCILOR
FRANK ORTEGA
CITY COUNCILOR

**CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
FEBRUARY 29, 2016**

Vice Chair Steve Ethridge called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:30 p.m.

PRESENT: Vice Chair Steve Ethridge
Commissioner Claudine Montano
Commissioner Debbie Thompson

ABSENT: Commissioner Gordon Reeves
Chairman Tom Greer

CITY STAFF: Steven Tomita, Economic Development Services
Lisa R Miller, P & Z Administrator

OTHER: Robert Uecker, Belen Alexander Airport

PLEDGE OF ALLEGENCE
Steve Ethridge led the Pledge.

APPROVAL OF AGENDA:
Steven Tomita asked to have the item Conditional Use & Renewal Conditions added to the agenda.

Commissioner Debbie Thompson moved to approve the Agenda as amended.

Commissioner Claudine Montano seconded the Motion.

Motion Carried.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of February 8, 2016 were reviewed.

Vice-Chair Steve Ethridge made a correction on the River Park.

Commissioner Claudine Montano moved to approve the minutes with the correction.

Vice Chair Steve Ethridge seconded the motion.

Motion carried.

DISCUSSION/REVIEW

Airport Overlay Zone

Steven Tomita said that the Ordinance that the City has mainly deals with the running of the airport. There needs to be a Airport Overlay Zone that deals with sound, parameters, building restrictions, heights, to deal with the area around the airport. They would also have to deal with the runways safety apron that extends beyond the runways. One project he had in Arizona they had to put a green belt 400 feet wide all the way through the area he was trying to develop. This is called a safety apron. He handed out a few examples of airport overlay zones for review. All owners of property surrounding the airport will be sent a notice that they will need to sign concerning the airport.

Robert Uecker said that this also needs to meet FAA requirements. The Ordinance that the City has is driven by the FAA and they have made a few minor changes since the date of the Ordinance but not many.

Vice Chair Steve Ethridge asked if the part that we are working on is the Zoning Regulations of the existing City Ordinance.

Lisa Miller said no that they would be working on an overlay zone, which does not exist now.

Robert Uecker informed the Commission that when you get funding from the federal government they make the rules and pull the strings. The FAA has no build lines which is 500 feet away from the runway on all sides and more on the ends of the runways.

Steven Tomita said this is why we need to put this in place. All of this needs to be done before anything more goes in around the airport.

Vice Chair Steve Ethridge said he would like to see overhead maps showing the existing zones so that they can get a better picture. He also suggested that a aerial map showing all the zones be included in the Ordinance when we complete the Overlay Zone. He feels the average Joe would get a better understanding of what the Ordinance is saying.

Commissioner Debbie Thompson asked if there are any issues coming up that would involve the existing no build lines.

Robert Uecker said no, and he would not even consider anything in the no build area.

Vice Chair Steve Ethridge asked if the airport has a flight pattern for the runways.

Robert Uecker said yes and described the standard practice patterns.

Vice Chair asked if drones are allowed at the airport.

Robert Uecker said they were. There is a company there that trains drone pilots. As long as they obey the same rules and any other aircraft they are welcome.

Steven Tomita said that he wanted to give the Commission an idea of what will be involved in this process.

Commissioner Debbie Thompson asked where do they start.

Steven Tomita said that we need to get a map of the sound levels for the area and also a map of the flight patterns and then we will start working on the specific areas of development around the airport.

Conditional Use & Renewal Conditions

Steven Tomita informed the Commission that there was a possible application for a Conditional Use and the most time that can be given is a year then they come back for a renewal. The concern came up that if the Commission changes, the Commission can just arbitrarily say that they don't want to see that use anymore and not necessarily have a basis for that consideration just that a majority of the new Commission just doesn't want it there. This raises the concern that if a business wants to come in and bring in something different and apply for a conditional use, there is nothing to insure that a year from now they can continue. They may be making investments into the property, the neighborhood, and another business in the community. Now the question come up where is there anything that the Commission can do that can provide the assurance that the business can continue. Is there anything that they could initiate that would not make that decision arbitrary?

Vice Chair Steve Ethridge said that he is assuming that they have the criteria for a conditional use and as long as they go by them.

Commissioner Debbie Thompson said they need to go back and look at the criteria and rules to review them. Look at them and see how it really reads.

Steven Tomita said he is trying to get a feeling from the Commission on how they would feel comfortable entertaining something like that.

Commissioner Debbie Thompson asked if notifications have to be resent to the surrounding neighbors.

Lisa Miller said yes.

Commissioner Debbie Thompson said what happens when the neighbors change, which happens quite frequently in a lot of neighborhoods and this new neighbor just doesn't like the business being in his/her area.

