

JERAH R CORDOVA
MAYOR
VACANT
CITY MANAGER



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

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
NOVEMBER 9, 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
Vice Chair Steve Ethridge
Commissioner Claudine Montano
Commissioner Debbie Thompson
Commissioner Gordon Reeves

CITY STAFF: Steven Tomita, Development Service Manager
Lisa Miller, Planning & Zoning Administrator

OTHER: Robert Noblin
Mayor Jerah Cordova

PLEDGE OF ALLEGEANCE

Chairman Tom Greer led the Pledge.

APPROVAL OF AGENDA:

Commissioner Claudine Montano moved to approve the Agenda with the items W Castillo Ave One Way, and P & Z Meeting date change under Discussion /Review.

Commissioner Debbie Thompson seconded the Motion.

Motion Carried.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of October 26, 2015 were reviewed.

Commissioner Gordon Reeves moved to approve the minutes.

Commissioner Claudine Montano seconded the motion.

Motion carried.

DISCUSSION/REVIEW

W Chavez Ave One Way

Steven Tomita informed the Commission that this would be the closing of W Castillo Ave going west to Ninth St. off as a two way Ave and making it into a one way Ave. This was proposed and discussed with the Mayor and Others. It is a way to increase parking along the south side of W Castillo along with the same parking on the North side. The other reason is that it is getting more and more dangerous for people pulling out of W Castillo onto Main St. heading North.

Chairman Tom Greer asked if there was a petition on this.

Steven Tomita said no. It was the Mayor who is requesting it.

Commissioner Claudine Montano said that there were no residents in the area just businesses. That road has been there, as it is, for many years and to change it into a one way might create a mess.

Chairman Tom Greer asked how many of the people coming down W Castillo, going east, would get to Main St.

Steven Tomita said they would have to go over to Didier.

Commissioner Gordon Reeves asked if there have been any incident reports for that area.

Steven Tomita said no. One of the problems that we are facing is that NM DOT is going to try to make Main St. more restricted as far as left hand turns are concerned. They eventually want there to be no left hand turns, just the turning at the traffic lights. Maybe this will curtail some of DOT's issues. One of the businesses in the area is also requesting this.

Chairman Tom Greer said that he knows that a left hand turn onto Main St. from W Castillo is not an easy one. A lot of times you cannot even see the oncoming traffic.

Commissioner Debbie Thompson asked if the diagonal parking could be put on both sides of the street. This would give them more parking along that section.

Steven Tomita said that there would not be enough room for diagonal parking on both sides. This will be on the agenda for the next meeting as a public hearing.

P & Z Meeting Date Change

Vice-Chair Steve Ethridge informed the Commission that he would like the day the P & Z Commission meets from Monday to Thursday or Friday. This is due to the custody issues he has. He would like to spend more time with his daughter.

Commissioner Debbie Thompson said Tuesday and Thursday would be better for her. Mondays and Fridays always seem crazy.

Commissioner Montano said she likes it on Mondays.

Chairman Tom Greer said that the alternating meetings between the Council and the P & Z makes it easier for the constituents to remember. The other days of the week are very hectic except Thursdays.

Commissioner Gordon Reeves said that Monday is better for him.

Steven Tomita asked if the time of the meetings was okay with them.

Several of the Commissioners said that they would like to start earlier, but the others said that they would prefer a later time.

Chairman Tom Greer said that at one time it was at 6:30 PM and they changed it to 6:00 PM.

Steven Tomita said that change was due to the fact that the P & Z staff would have to wait around for 1 ½ hours before the meetings. He also lives in Albuquerque.

Commissioner Claudine Montano moved to change the time from 6 PM to 6:30 PM.

Commissioner Gordon Reeves seconded the motion.

Motion Carried.

Vote was as follows:

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

The meetings will start at 6:30 Pm starting in December.

Zoning Ordinance Review

Steven Tomita asked the Commission if they wanted to do this as a whole or to take it one page at a time. The reason this needs to be done is to go over the Ordinance and change the things that are blatantly in the wrong or in conflict with other parts of the Ordinance.

Chairman Tom Greer said that he had read over the Ordinance and did not really see anything that really stood out. He did have some comments if they chose to go page by page.

Commissioner Debbie Thompson said that she would like to go page by page. She has a few comments as we go along. One example would be in the Becker Overlay Zone where it says that the building's façade has to contain half brick.

Commissioner Debbie Thompson asked about the setbacks. There is a 15 ft. rear setback yet you can build a garage that can be 5 ft. from the rear if there is an alley.

Lisa Miller said it is because there is an alley. The alley provides the extra distance to make up for what is being allowed.

Steven Tomita said that is something that they are looking at and do they also want that to stay in the Ordinance. That is part of the Architectural themes that they are working on now and as they establish that they can return to the Overlay zones and adjust it at that time.

The Commissioners decided that the best way would be to go page by page.

The Commission and public decided that some of the definitions need to be worked on. Some of them are Block, Apartment, Condominium, Duplex, Triplex, and Mobilehomes.

Chairman Tom Greer asked about the Dark Sky Regulations and if they should be placed in the Ordinance.

Steven Tomita said that it can be placed in one central location and suggested it in the Zone District designation section of the Ordinance.

Chairman Tom Greer asked about the fact that there are manufactured homes in an R-1 Zone because the R-1 Zone specifies a on-site constructed home.

Lisa Miller informed them that the City cannot refuse a Double Wide manufactured home in a R-1 Zone. There is a state statuette or mandate that refers to this.

The Commission asked Lisa to research this and provide them with the findings.

Vice Chair Steve Ethridge questioned the paved off street parking.

Steven Tomita explained the reasons behind that and why it needs to stay in the Ordinance.

Landscaping was discussed and the addition of xeroscaping is encouraged will be added throughout the Ordinance.

All references to fees will be moved to the rates and fees schedule at the end of the Municipal Codes.

The Becker Ave Overlay Zone will be addressed fully when the Downtown Master Plan and the Downtown Redevelopment Plan are complete.

Fixtures used for outside lighting shall not contain fluorescent lamps will be removed from the Ordinance.

Building Signs shall be reviewed by the Planning & Zoning Commission will be used instead of prohibited.

Steven Tomita said that the Crematorium needs to be addressed in the SU-1 zone.

