

AGENDA

FOR THE REGULAR MEETING OF THE CITY OF BELEN PLANNING AND ZONING COMMISSION, STATE OF NEW MEXICO, COUNTY OF VALENCIA TO BE HELD ON MONDAY THE 11TH OF JULY 2016 AT 6:30 PM IN THE COUNCIL CHAMBERS AT CITY HALL, 100 SOUTH MAIN STREET, BELEN, NEW MEXICO 87002.

ALL P & Z COMMISSION MEETINGS ARE VIDEO AND AUDIO RECORDED.

A COPY OF THE AGENDA CAN BE OBTAINED FROM THE OFFICE OF THE CITY OF BELEN PLANNING & ZONING DEPARTMENT.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGENCE**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES:
Minutes of June 27, 2016**
- 6. DISCUSSION
Airport Overlay Zone-Allowable land use map**
- 7. OPEN COMMENTS/REQUESTS**
- 8. ADJOURNMENT**

RESPECTFULLY SUBMITTED

/s/

Lisa R Miller
Planning & Zoning Administrator

cc: Mayor & City Council
Belen Public Library
Belen Recreation Center

Belen Chamber of Commerce
News Bulletin
Belen City Hall

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
JUNE 27, 2016

Vice Chair Steve Etheridge 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
Commissioner Gordon Reeves

ABSENT: Chairman, Vacant

CITY STAFF: Lisa R Miller, P & Z Administrator

OTHER: Ignacio Gallegos, Citizen
John Juric, Citizen

PLEDGE OF ALLEGENCE

Vice Chair Steve Ethridge led the Pledge.

APPROVAL OF AGENDA:

Commissioner Gordon Reeves moved to approve the Agenda.

Commissioner Claudine Montano seconded the Motion.

Motion Carried.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of June 13, 2016 were reviewed.

Commissioner Claudine Montano moved to approve the minutes as corrected.

Commissioner Gordon Reeves seconded the motion.

Motion carried.

PUBLIC HEARING WITH POSSIBLE ACTION

- A. REQUEST TO AMEND THE ZONE MAP FROM R-1 TO C-1:
IGNACIO GALLEGOS. LEGAL DESCRIPTION:** Township 5 North,
Range 2 East, Section 18, Map 100, Block 17, Lots 23 & 24, BTS Addition,
aka 318 N Sixth St., Belen NM 87002.

Ignacio Gallegos informed the Commission that his property is located just North of the property that Herman Tabet brought in for a Zone Change. The property is owned by his siblings and himself. The Railroad Credit Union wants to purchase this property also. The home on it is a rental and is a one bedroom home. The Credit Union is planning on taking the building down to give them more room to build their new building. He feels it is a good idea because any new development in Belen helps us grow and shows that Belen is a place to grow and expand. He is asking for a Zone Change so that they can accomplish this.

John Juric said that he owns the property just North of Mr. Gallegos. The Credit Union may have interest in my property and he will find out for sure after the Credit Union Board meets the next time. He was just interested in the process if they do want to purchase it.

Vice Chair Steve Ethridge said that he looked through the application and all the paperwork is complete and there was a lot of it.

Ignacio Gallegos said the reason there is a lot of it is because he had to get power of attorney from all of the brothers and sisters. They live all over the United States

Commissioner Claudine Montano moved to recommend, to the City Council, approval for a zone change.

Commissioner Debbie Thompson seconded the motion.

Motion carried.

Vote is as follows:

Commissioner Claudine Montano	Yes
Commissioner Gordon Reeves	Yes
Commissioner Debbie Thompson	Yes

DISCUSSION

Airport Overlay Zone-Allowable land use map

Lisa Miller informed the Commission that a copy of a zone map for the airport area. A copy of the decibel levels that the study has and the one that the Commission had developed with their Sound Ordinance. She said that it would give them a better idea of the type of development that should go in different areas surrounding the airport. She also will be talking to the new airport

manager so that she will be involved with the process. They also need to decide when a sound wall needs to be put up. This process needs to be done so that when the area around the airport starts to develop, it is developed in a way that does not interfere with the airport or any area around the airport. You do not need residential areas that are located to close to the airport.

Commissioner Debbie Thompson asked if the lines on the maps indicate where the runways go or is it the air flight area.

Lisa Miller explained that it was the area that is most affected by the aircraft coming and going and where the decibel levels are higher. The sound attenuation area. She wants the airport manager involved with this so that the City is in compliance with the FAA. She explained where the City limits are and that the City has control on how that area is developed plus the City has a say in a three mile radius outside the City limits.

The Commission discussed the map provided.

Lisa Miller informed the Commission that she could provide a bigger map that gives a clearer picture of the property lines and also a map of the current zoning at the airport. She also suggested that she could provide a map like the ones that were done for the annexations that the Commission suggested, so that that map could be used to determine, with different colored markers, the different zone areas.

The Commission decided that it would be better to do it as suggested by Lisa

OPEN COMMENTS/REQUESTS

Margarita Sanchez informed the Commission that the City need a property owner notification program. She also said that her sons dog was shot by the Police department. They were called with a complaint about the dog and never notified the owner of the complaint. The Animal Control Officer never informed them of a problem and then the next day the dog was shot.

Vice Chair Steve Ethridge asked what she meant by Property owner notification program.

Margarita Sanchez said that the Police Department and the Water Department need to have a program in place to notify the owners of a property of any problems of past due water bills, etc.

Lisa Miller informed her that the water department has a program that the landlords can request a duplicate bill of the renters water bill so that they are aware of any late payments etc.

Vice Chair Steve Ethridge informed Ms. Sanchez that he sympathizes with her situation and said that she would be more effective by speaking to the City Council at one of their meetings.

Lisa Miller informed the Commission that the filming that has been going on went well. They had a few bumps they had to take care of but it all worked out. She also showed the Belen Business Center to the 911 dispatch group on Friday. She explained that they are interested in the building as an option.

ADJOURNMENT

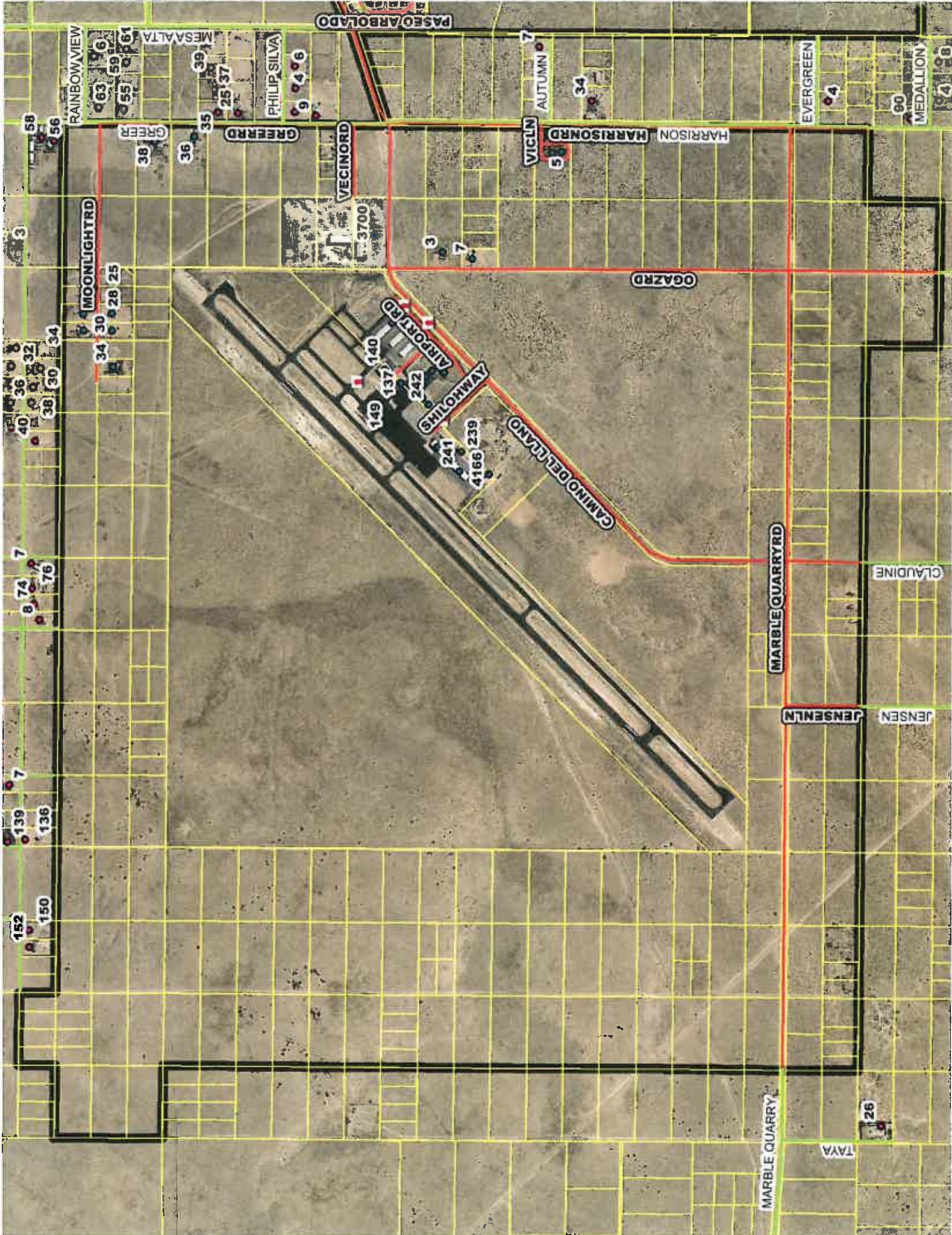
There being no further business to come before the City of Belen Planning & Zoning Commission, Commissioner Gordon Reeves moved to adjourn.

Commissioner Claudine Montano seconded the motion

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 7:17 pm.

Vice Chair Steve Ethridge

ATTEST: _____
Lisa Miller, Planning & Zoning Administrator



PASEO ARBOLADO

MESA ALTA

PHILIP SILVA

RAINBOW VIEW

GREEN RD

GREEN RD

VICINORD

VICLN

HARRISON RD

HARRISON

EVERGREEN

MEDALLION

MOONLIGHT RD

3700

AIRPORT RD

SHILOH WAY

CAMINO DEL LLANO

OGAZ RD

MARBLE QUARRY RD

CLAUDINE

JENSEN

JENSEN

MARBLE QUARRY

TAYA

3

40 36 32
38 30 34

8 74 7
76

139 7
136

152
150

34 30
28 25

38

36

35

39

25 37

9 4 6

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7

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7

34

4

90

4

26



<all other values>

zone_desig



A-R



C-1



C-R



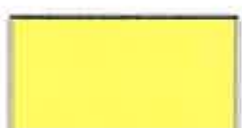
CITY LAND?



M-C



MPD



R-1



R-1A



R-2



R-3



SU-1

