

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 12TH OF SEPTEMBER 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 ALLEGEANCE**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES:
Minutes of August 29, 2016**
- 6. PUBLIC HEARING WITH POSSIBLE ACTION**
 - A. REQUEST TO AMEND THE ZONE MAP FROM R-1 TO C-1: JOHN JURIC.
LEGAL DESCRIPTION: Township 5 North, Range 2 East, Section 18, Map 100, Block 17, Lots 21 & 22, BTS Addition, aka 320 N Sixth St., Belen, NM, 87002**
- 7. DISCUSSION
Airport Overlay Zone**
- 8. OPEN COMMENTS/REQUESTS**
- 9. ADJOURNMENT**

RESPECTFULLY SUBMITTED

/s/

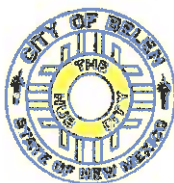
Lisa R Miller

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
AUGUST 29, 2016

Chairman 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 Pete Armstrong

ABSENT: Commissioner Gordon Reeves

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

PLEDGE OF ALLEGENCE

Chairman Steve Ethridge led the Pledge.

APPROVAL OF AGENDA:

Vice Chair Pete Armstrong moved to approve the Agenda.

Commissioner Debbie Thompson seconded the Motion.

Motion Carried.

APPROVAL OF MINUTES:

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

Commissioner Debbie Thompson moved to approve the minutes with correction.

Vice Chair Pete Armstrong seconded the motion.

Motion carried.

DISCUSSION

Airport Overlay Zone-Noise

Steven Tomita informed the Commission that he had met with the Airport Manager and Moltzen & Corbin and talked about airport regulations and how this needs to be addressed. One recommendation was to zone the property that the City owns should be zoned SU-1, therefore, anything that wants to place a business has to come before the Commission for approval. The flight paths are anything goes. There is a proposed flight path with the Airforce but that is not set in stone. Those are some of the things that we talked about. They were concerned about sound attenuation and it was explained to them that we were not going to be responsible for that but the developers will be, if it is needed.

Vice Chair Pete Armstrong asked how much of the land in the area of the airport does the City own and how much does the County own.

Steven Tomita informed him that the map provided shows what land the City owns and the rest of the property that is within the City limits are privately owned properties. As far as the no build zone, we can not place a no build zone on private property but we can place it on City owned property.

Vice Chair Pete Armstrong asked what the zoning was on the properties around the airport that are not in the City limits.

Steven Tomita informed him that the County has it zoned Outland District, with a minimum of two acres per dwelling. We have a planning & platting jurisdiction of three miles. Anyone wanting to develop within this area will need to go to the County for approval but must also present their plans to the City for our comments and recommendations. An agenda was prepared for the Commission for developing an overlay zone for the airport. This will help us stay on tract. He went over the agenda for the Commission. The first step is to come up with a vision for the airport.

Vice Chair Pete Armstrong that he has received comments on the existing manufacturer and the airport and asked if the property owners around the airport have been notified of the possibility of noise.

Steven Tomita informed him that all property owners within the City limits have been notified of the potential for noise due to the activity at the airport and the person who commented on it moved into the area when the manufacturer and the airport was already there. The noises received from both were tested at his property line and came up with a reading of 55 decibels, which is below the 65 limit. He asked the Commission what they want to see develop around the airport area.

Ideas were presented and discussed. All types of development were discussed and placed into two different areas. A one mile area of development, then a three mile area of development. Some of the things they see around the airport within the one mile radius are: Hospitality Center, which includes Hotels, Motels, Restaurants; Aviation related activities, which includes Hangers, an intermodal center, shipping and receiving; charter plains; an industrial warehousing area; an educational research area; an office area; a retail area; and a government area. Farther out within the three mile area they see apartments and housing; entertainment such as movie theaters; parks; educational areas like schools; shopping; medical services, such as Doctors offices, etc.

Vice Chair Pete Armstrong said that something keeps coming back into his mind and that is how we are going to pay for this, in respect of the infrastructure, etc..

Steven Tomita said that comes over time. These are things that everyone needs to look at, such as the Main St Group, the Economic Development Organization, the Chamber of Commerce, etc. Our role is look at what our vision for the area is and how we want things to grow and the steps to take to get this done. It is up to the City and the other groups to figure out how, (example water and sewer lines, etc.) this will be accomplished. He suggested that there be a public workshop for some public input for this.

The Commissioners agreed and one was set for the last meeting in September. (September 26, 2016) There will also be a CDBG at 6:00 PM on that same date.

Vice Chair Pete Armstrong asked if we could also include the relationship to some of the surrounding areas, like Isleta, the Interstate, etc.

Steven Tomita said that could be done and the staff will work on getting this all together for the next Commission meeting so that they can review the information before the public workshop.

OPEN COMMENTS/REQUESTS

Steven Tomita informed the Commission that a new store called Cow Belle's opened up. It is a women's western boutique. We will also be getting a cake shop two doors down from there. That will be opening soon. He is hoping that there will be a new series filmed in Belen. There has been a lot of interest in the Police Department. It is a pilot series and if it is successful they will film there all the time. There will also be a film done in Belen at the beginning of 2017.

Chairman Steve Ethridge asked if there is anything that the City can do as an incentive for bringing other small businesses here.

Steven Tomita said there are ways. The State has limits for the Municipalities for incentives offered.

Chairman Steve Ethridge informed the Commission that the River Park agreement is going to happen. We need to help come up with ideas to get this going. The MRGCD is going to be turning it over to the City.

ADJOURNMENT

There being no further business to come before the City of Belen Planning & Zoning Commission, Vice Chair Pete Ethridge moved to adjourn.

Commissioner Debbie Thompson seconded the motion.

Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 8:20 pm.

Chairman Steve Ethridge

ATTEST: _____
Steven Tomita, Planning & Economic Development Director

**CITY OF BELEN, NEW MEXICO
AMENDMENT TO ZONING MAP APPLICATION
(ZONE CHANGE)**

Applicants Name: Gabriel John Juric Phone: 561-1390
Address: ~~3230~~ 320 N Sixth St Belen NM 87002
Authorized Agents Name: Same as above Phone: _____
Address: 921 Impala Dr, Belen, NM 87002

Address of Property: ~~3230~~ 320 N Sixth St
Block and Lot: Blk 17, Lot 21+22 Addition: BTS ADD
Tract Number: _____ Map: _____
Total acreage in Tract: _____
Number of Dwellings: 1 Density/Acre: _____
Zoning of Property: R-1 Present Use: Residential
Requested Zoning: C-1

APPLICATION REQUIREMENTS

The following material must be provided by applicant.

- Filing fee of \$250.00
- Letter of transmittal, describing existing zoning, proposed zoning and reasons for the request.
- Affidavit of ownership.
- A scaled drawing describing the survey of tract boundaries, the location of all roads on and adjacent to the tract, the existing zoning for the tract and adjacent properties.
- Survey plat showing boundary, metes and bounds description of the land proposed for rezoning.

The Applicant must also do the following:

- Post and maintain one or more signs on the premises involved at least fifteen days prior Public Hearing Date and remove such signs within five days after Public Hearing Date.

NOTE: Failure to do so is grounds for deferral or denial of this application.

Accompanying this application are the above listed requirements for the proposed Amendment to the Zoning Map. I have examined and am familiar with the zoning regulations of the present zone and the requested zone. I understand that the City of Belen will not assume any liability for a possible lack of understanding on my part.

Gabriel John Juric
Signature of Applicant

8-15-16
Date

THIS APPLICATION REQUIRES A PUBLIC HEARING BY THE PLANNING & ZONING COMMISSION AND THE BELEN CITY COUNCIL.

Planning and Zoning Commission Meeting Date: 9-12-16 Approved/Disapproved: _____
Belen City Council Meeting Date: 9-19-16 Approved/Disapproved: _____

FEE PAID: \$250 RECEIPT NO.: 9.035255 DATE: Aug. 15, 2016

8-15-16

To: Belen Planning and Zoning Commission
and the Belen City Council.

This transmittal letter is to petition
a zoning change from R-1 to C-1. The
property in question is described as
BLR 17 lots 21-22 in the BTS addition.
The address of the property is 320 N. Sixth St.,
Belen, N.M.

I have made a sales agreement with
the Belen Railway Employees Credit Union,
contingent upon the above proposed zoning
change.

The destruction of the structure at
the above property is the buyer's intent.

Thank You
Robert J. Lopez

OWNERS AFFIDAVIT

STATE OF NEW MEXICO)
COUNTY OF VALENCIA) SS
CITY OF BELEN)

We,
I Gabriel John Juric
(Please PRINT name in full)

being duly sworn, depose and say that (I am) (we are) the owner(s) of property located at
320^N 6th St. Belen, N.M., for which (I am)(we are)
(Address)

requesting a (Zone Change, Special Use Permit, Variance, Conditional Use, Annexation, Appeal)
Zone Change through the City of Belen. Furthermore, (I) (we) hereby appoint
_____ of _____ as our agent to act in our

behalf on all matters pertaining to the processing of this application.

Gabriel John Juric
Signed

921 Impala Dr.
Address

Belen, N.M.

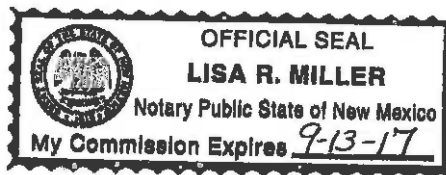
505-861-1390
Phone

Subscribed and sworn to before me this 15 day of August, 2016.

Lisa R Miller
Notary

My Commission Expires:

9-13-17



**CITY OF BELEN
100 SOUTH MAIN STREET
BELEN, NM 87002
(505) 864-8221**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to the public and all parties of interest that the Belen Planning and Zoning Commission will conduct a public hearing to consider a **REQUEST TO AMEND THE ZONE MAP FROM R-1 TO C-1: GABRIEL J JURIC.**

LEGAL DESCRIPTION: Township 5 North, Range 2 East, Section 18, Map 100, Block 17, Lots 21 & 22, BTS Addition, aka 320 N Sixth St., Belen, NM, 87002.

You are further notified that this public hearing will be held on **Monday, September 12, 2016 at 6:30 PM**, in the Council Chambers at City Hall, 100 South Main Street, Belen, NM 87002. Any person having objections or wishing to be heard should make such protests to the Belen Planning and Zoning Commission at the above stated date and time. Comments should be mailed to the Belen Planning and Zoning Department at 100 South Main Street, Belen, NM 87002.

The Belen City Council will consider the recommendation of the Belen Planning & Zoning Commission and take action on the request to Amend the Zone Map at a public hearing which will be held on **Monday, September 19, 2016 at 6:00 P.M.**, in the Council Chambers at City Hall, 100 South Main Street, Belen NM 87002

LEGAL NOTICE PUBLISHED: August 25, 2016



Zone Change Request
318

WCHAVEZAVE

NSIXTHST

NFIFTHST

WREINKENAVE

**CITY OF BELEN
100 SOUTH MAIN STREET
BELEN, NM 87002
(505) 864-8221**

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2016.