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**FRANK ORTEGA**  
CITY COUNCILOR

**CITY OF BELEN**  
**PLANNING & ZONING COMMISSION MEETING**  
**MINUTES**  
**SEPTEMBER 28, 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

**ABSENT:** Commissioner Gordon Reeves

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

**OTHER:** Robert Noblin

**PLEDGE OF ALLEGENCE**

Commissioner Debbie Thompson led the Pledge.

**APPROVAL OF AGENDA:**

Commissioner Claudine Montano moved to approve the corrected Agenda..

Commissioner Debbie Thompson seconded the Motion.

Motion Carried.

**APPROVAL OF MINUTES:**

The Minutes of the Regular Meeting of September 14, 2015 were reviewed.

Commissioner Claudine Montano moved to approve the minutes.

Commissioner Debbie Thompson seconded the motion.

Motion carried.

### **DISCUSSION/REVIEW**

#### **Zoning Ordinance Review**

Steven Tomita informed the Commission that the Commission was asked to go through the Zoning Ordinance to suggest changes/additions that they feel need to be done. There are some conflicts within this document.

Chairman Tom Greer asked if the Council had reviewed the M-1 zoning that the Commission had worked on.

Steven Tomita said that the Council has had a workshop on it and made a few corrections. It will go back to another workshop on October 16<sup>th</sup>. They wanted the reference to the adult theater/bookstore removed. They also felt that an indoor shooting range could go in a C-1 Zone. There were just a few other simple changes that they wanted done. He then asked if they have read the Zoning Ordinance and have any suggestions.

Vice-Chair Steve Ethridge was wondering about multiple vehicles in someone's yards. He did not see it in the Zoning Ordinance.

Lisa Miller said that it was under public peace, morals and welfare, Title 9, Chapter 6, Section 6-1-2 (F).

Steven Tomita said that we could add a reference to that in the Ordinance. This would refer it to that Title.

Commissioner Debbie Thompson said that the County has an ordinance pertaining to that.

Lisa Miller said she would look it up.

Vice Chair Steve Ethridge said his initial take on this is that you could have five vehicles as long as they have current registration and tags. He can also see if they have one project car.

Steven Tomita said that our Ordinance says that you cannot have an in-operable vehicle, parts lying around, etc. unless it is in an enclosed garage, etc.

Commissioner Claudine Montano said how can anyone keep up with that in Belen. There are so many of them around here.

Steven Tomita asked if they want to reference that in the Zoning Ordinance.

Vice-Chair Steve Ethridge said he would like it included.

Lisa Miller suggested placing it in the Off Street Parking Ordinance.

Commissioner Debbie Thompson asked if this was going to be on the agenda for the next meeting.

Steven said that it was an ongoing process. The Mayor has asked us to review the Zoning Ordinance to update it. It is not something that can be done in one meeting. But, for now we need to review and discuss the Downtown Master Plan and Redevelopment Plan need to be done so that the Council can approve it by December.

**Update on the findings of the Architectural Design Standards**

Steven Tomita said that the partial results on the architectural styles were surprising. The result of the residential is that the majority of the focus was on the old vintage homes. There was not that much diversity. On the Commercial it was the complete opposite. They rejected most of the buildings in Belen. They went towards the modern buildings.

Chairman Tom Greer said that our buildings are pretty ordinary.

Steven Tomita said they want the vintage homes for the residential aspect but want the modern for the commercial aspect. We may want to look at this and decide if we want to hold another workshop.

Chairman Tom Greer said that he had a few photos that he could get to us to place them in the next workshop. Our buildings are not very interesting by themselves but if a good façade is placed on them it can make a big difference on how they look. You create more dimensions.

Steven Tomita said that he was talking about the image and not the building. You are skewing the viewpoint of what the actual architectural design.

Chairman Tom Greer said that if you see the possibility of what they could look like with a façade, then the buildings that we do have can change the look of the building.

Steven Tomita said that facades are fine, but we need to distinguish what styles we would like to see in Belen. Once the complete findings are presented we then need to decide if we should hold another workshop to get more input.

Vice Chair Steve Ethridge asked if we could include some black and white photos into the choices. Some of the colors can be overpowering and adding black & whites might give them a different perception. He also suggested that the trees be trimmed so that you can see these buildings.

Chairman Tom Greer said that the participants could be brought back for a focus group to find out why they did or didn't like a certain style.

Steven Tomita said that he is taking the lowest ratings out then take the remaining three ratings for re-evaluation to narrow it down more. The final results will be presented at the next meeting.

**OPEN COMMENTS/REQUESTS**

Vice Chair Steve Ethridge reported on the Conference in Taos. He felt it was more geared towards employees. He feels that the Code Enforcement Officer should be attending. There was a lot of information given. It was an interesting conference.

Chairman Tom Greer said that Rio Abajo was great. Everything was very well planned out. The car show was great.

Robert Noblin said that next year you need to place the beer and wine together. He then asked if there was going to be public input on the Zoning Ordinance updates. He also wanted to know if the City inspected the tanks at the rail road yards.

Steven Tomita said that public input is welcome and encouraged. The tanks at the rail yard are governed by the federal government. The City has no say so on those.

Lisa Miller informed him that the tanks at the rail yard are being replaced. They have already replaced the ones located near Jarales Rd.

Steven Tomita informed the Commission of the filming going on in Belen. There will also be a meeting on October 6<sup>th</sup> on Visioning for Belen. It will be at the Library from 6-8 pm. It will be presented by Jeff Goebel. There will also be a group to help people with financing issues, especially involving bankruptcy.

**ADJOURNMENT**

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

Vice Chair Steve Ethridge seconded the motion.

Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 7:00 pm.

/s/  
Chairman Tom Greer

ATTEST:

/s/  
Steven Tomita, Development Services Manager