



VALENCIA COUNTY PLANNING & ZONING COMMISSION

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M-I-N-U-T-E-S
Tuesday February 28, 2023 @ 3:00 pm
Valencia County Administration Building
444 Luna Ave, Los Lunas, NM 87031

PRESENT	ABSENT
Philip Sublett, Chair	
Ralph Freeman, Vice Chair	
	Gabe Trujillo, Member
Sue Moran, Member	
	Mark Aguilar, Member
Cindy E. Nevarez, Community Development Administrative Assistant	
Ryan Baca, Land Use Planner	
Melissa Jaramillo, Community Development Director	

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Also present were: Robert Valencia, Daniel Clark, Janae Aragon, Joe Aragon, ___ Aragon, Earl Ortega, Brittney Campbell.

1) CALL THE MEETING TO ORDER

A. At 3:00 PM Chair Sublett brought the meeting to order.

2) PLEDGE OF ALLEGIANCE

B. Chair Sublett asked Land Use Planner Ryan Baca to lead the Planning & Zoning Commission and the audience in the Pledge of Allegiance.

3) APPROVAL OF AGENDA

C. Planning & Zoning Commissioners reviewed the Agenda

APPROVAL: Motion to approve Agenda.

MOVED: Commissioner Freeman

SECONDED: Commissioner Moran

CARRIED: Motion PASSED on a Vote of **3 FOR and 0 AGAINST (Commissioner Moran – YES; Commissioner Freeman – YES; Commissioner Sublett - YES).**



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30 **4) APPROVAL OF MINUTES January 24, 2023 County Planning & Zoning Minutes.**

31 **APPROVAL:** Motion to approve Minutes as presented.

32 **MOVED:** Commissioner Moran

33 **SECONDED:** Commissioner Freeman

34 **CARRIED:** Motion PASSED on a Vote of **3 FOR and 0 AGAINST (Commissioner**
35 **Moran – YES; Commissioner Freeman – YES; Commissioner Sublett -**
36 **YES).**

37 **5) STAFF REPORT:** Land Use Planner Ryan Baca updated commissioners that a few Zone Change that
38 have gone before the BoCC including a Solar Field Overlay and the Meadowlake Dollar General have
39 been approved.

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41 **6) SWEARING IN OF PARTICIPANTS**

42 **Chair Sublett swore in participants who would be speaking during hearing.**

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44 **7) ACTION ITEM(S)**

45 **A. Zone Change #2023-004 (District I, P&Z Commissioner Aguilar, BoCC Saiz)** Robert Valencia
46 requests a Zone Change from Outland District (OD) to Neighborhood Commercial District (C-1)
47 to construct an event venue. Legal Description: Subd: VALENCIA RANCH Lot: 1 S: 27 T: 7N R: 1E
48 3.16 ACRES M-588, located at 131 A T and T Rd, Los Lunas, NM 87031, UPC 1-004-038- 252-297,
49 Zoned Outland District (OD)

50 **Background:** Robert Valencia has requested to come before the Planning & Zoning board to request
51 Zone Change from Outland District (OD) to Neighborhood Commercial District (C-1) to construct an
52 event venue.

53 **Discussion ensued** Robert Valencia presented his request to the P & Z Commissioners. Mr. Valencia
54 stated that he would like to change from OD (outland District) to C1 (Neighborhood Commercial) to
55 construct an 8,000 sqft. metal building for event venue.

56

57 **P & Z Line of Questioning:** Commissioners discussed several details pertaining to the proposed event
58 center. The parcel size, building size, type and fencing were mentioned along with types of events and
59 services to be provided. It was mentioned that any events having alcohol or special uses will require
60 prior communication with Valencia County Planning and Zoning Department. Road access to the facility
61 was mentioned. Departmental reviews were sent out but no issues were found. Commissioners verified
62 if there was any correspondence received in favor of or in opposition of this request received. There
63 were no members of the public with standing present in favor or opposition of this request.

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69 APPROVAL: Motion to recommend Zone Change to BoCC - **APPROVED.**
70 MOVED: Commissioner Sublett
71 SECONDED: Commissioner Freeman
72 CARRIED: Motion approved on a Vote of **3 FOR and 0 AGAINST (Commissioner**
73 **Moran – YES; Commissioner Freeman – YES; Commissioner Sublett -**
74 **YES).**

76 **B. Zone Change #2023-005 (District II, P&Z Commissioner Freeman, BoCC Richardson)** Daniel and
77 Mary Clark request a Zone Change from Rural Residential 2 (RR-2) to Rural Residential 1 (RR-1)
78 to split a 2-acre parcel into two 1-acre parcels. Legal Description: Subd: LAND OF ARAGON
79 MRGCD MAP 76 Tract: 1A 2.00 ACRES MAP 76, located at 57 Kelly Ln, Los Lunas, NM 87031, UPC
80 1- 011-037-505-509-000000, Zoned Rural Residential 2 (RR-2)

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82 **Background:** Mr. Daniel Clark has requested to come before the Planning & Zoning board to request a
83 zone change from RR-2 To RR-1. Mr. Clark explained to the commissioners that he would like to sub
84 divided his land into two one acre parcels. Mr. Clark intends to add these parcels to his estate, leaving
85 each son 1 acre to build a home on for their families. Based upon the application and all available
86 supporting information, this request does appear to meet all the applicable standards and criteria for a
87 Zone change. Departmental reviews were requested by Planning & Zoning.

88 **Discussion ensued/P & Z Line of Questioning** Commissioners and Mr. Clark discussed road access,
89 easements, parcel size, wells, septic systems and went over the current use of the land. Mr. Clark stated
90 the land is currently being farmed for alp alfalfa. Several members of the public were present in
91 opposition of this request with standing. There were no other comments or concerns pertaining to this
92 request.

93 APPROVAL: Motion to recommend Zone Change to BoCC - **APPROVED.**
94 MOVED: Commissioner Freeman
95 SECONDED: Commissioner Sublett
96 CARRIED: Motion TIED on a Vote of **3 FOR and 0 AGAINST (Commissioner Moran -**
97 **YES; Commissioner Freeman – YES; Commissioner Sublett - YES).**

98 ➤ **Action Items C & D to be combined and heard as one.**

99 APPROVAL: Motion to combine agenda items 7. C & D as one - **APPROVED.**
100 MOVED: Commissioner Freeman
101 SECONDED: Commissioner Sublett
102 CARRIED: Motion TIED on a Vote of **3 FOR and 0 AGAINST (Commissioner Moran -**
103 **YES; Commissioner Freeman – YES; Commissioner Sublett - YES).**

104 **C. SFOZ #2022-127 (District III, P&Z Commissioner Moran, BoCC Sparkman)** Syncarpha Solar CF II
105 requests a Solar Field Overlay Zone (SFOZ). Legal description: Tract: PARCEL 45 S: 19 T: 5N R: 1E
106 S: 24 T: 5N R: 1W 160.00 ACRES, located west of Interstate 25 on Marble Quarry Rd, Belen, NM
107 87002, UPC 1-001-027-266-077-000000, Zoned Outland District (OD)

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110 **D. SFOZ #2022-127 (District III, P&Z Commissioner Moran, BoCC Sparkman)**
111 Syncarpha Solar CF II requests a Solar Field Overlay Zone (SFOZ). Legal description: Tract:
112 PARCEL 45 S: 19 T: 5N R: 1E S: 24 T: 5N R: 1W 160.00 ACRES, located west of Interstate 25
113 on Marble Quarry Rd, Belen, NM 87002, UPC 1-001-027-266-077-000000, Zoned Outland
114 District (OD)

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116 **Background:** Syncarpha Solar CF II has requested to come before the Planning & Zoning board to
117 request a Solar Field Overlay Zone on a property zoned Outland District (OD). Based upon the
118 application and all available supporting information, this request does appear to meet all the applicable
119 standards and criteria for a Solar Field Overlay Zone.
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121 **Discussion ensued/P & Z Line of Questioning**
122 Mr. Carter McCain presented this request to commissioners. Mr. McCain explained that this will be a
123 single solar community project over two parcels of land, 160 acres approx. to the north and 40 approx.
124 acres to the south. They will sell solar credits to county residents at discounted rates. This project is 25
125 years long and may be used additionally up to 35 years. This project will be a 4.2 Megawatt facility, 30
126 acres total, both north and south areas will be surrounded by a 7ft fence separately. Commissioners
127 went over road access and easements. Public works request that the applicant maintain the roadway
128 during construction and dust control when construction begins. There were no comments in favor off or
129 against this request.

130 **APPROVAL:** Motion to recommend Zone Change to BoCC - **APPROVED.**
131 **MOVED:** Commissioner Moran
132 **SECONDED:** Commissioner Freeman
133 **CARRIED:** Motion PASSED on a Vote of **3 FOR and 0 AGAINST (Commissioner**
134 **Freeman - YES; Commissioner Moran- YES; Commissioner Sublett-**
135 **YES).**
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137 **E. SFOZ #2023-002 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)** Clean Choice Energy
138 Community, LLC requests a Solar Field Overlay Zone (SFOZ). Legal description: Tract: 35A S: 7 T:
139 5N R: 2E 32.74 ACRES MAP 97 2008 REV, located east of Interstate 25, south of I-25 Bypass Rd,
140 between N Mesa Rd and Don Felipe, Belen, NM 87002, UPC 1-007-029-298-015-000000, Zoned
141 Rural Residential 2 (RR-2)

142 **Background:** Clean Choice Energy Community, LLC has requested to come before the Planning & Zoning
143 board to request a Solar Field Overlay Zone on a property zoned Outland District (RR-2). Based upon the
144 application and all available supporting information, this request does appear to meet all the applicable
145 standards and criteria for a Solar Field Overlay Zone.
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152 **Discussion ensued/P & Z Line of Questioning** Bryce Dernet presented this request to commissioners.
153 Mr. Dernet explained that they are seeking to provide clean energy to communities everywhere. This
154 Community Solar project is of high importance. This project will be a 5 Megawatt facility on approx. 33
155 acres with a lifetime of 25 years and will be fenced accordingly. Commissioners went over the location
156 of the project, road access and easements. Public works request that the applicant maintain the
157 roadway during construction and dust control when construction begins. Commissioner Moran inquired
158 if the City had been notified of this project, Mr. Ryan Baca advised that they had not. There were
159 members of the public present in opposition of this request with standing. There were no comments in
160 favor of this request.

161 **APPROVAL:** Motion to DENY Zone Change to BoCC - **APPROVED.**
162 **MOVED:** Commissioner Sublett
163 **SECONDED:** Commissioner Freeman
164 **CARRIED:** Motion PASSED on a Vote of **3 FOR and 0 AGAINST (Commissioner**
165 **Freeman - YES; Commissioner Moran- YES; Commissioner Sublett-**
166 **YES).**

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168 **8) Next Meeting:** Tuesday March 28, 2023 at 3:00p.m.

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170 **9) Adjournment:**

171 **MOVED:** Motion to adjourn made by Commissioner Moran
172 **SECONDED:** Motioned second by Commissioner Freeman
173 **CARRIED:** Motion PASSED on a Vote of **3 FOR and 0 AGAINST (Commissioner**
174 **Freeman - YES; Commissioner Moran- YES; Commissioner Sublett -**
175 **YES).**