



VALENCIA COUNTY PLANNING & ZONING COMMISSION

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M-I-N-U-T-E-S
Tuesday March 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	

Also present were: Rosanna McGinn.

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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29 **4) APPROVAL OF MINUTES February 28, 2023 County Planning & Zoning Minutes.**

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

31 **MOVED:** Commissioner Moran

32 **SECONDED:** Commissioner Freeman

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

36 **5) STAFF REPORT:** Land Use Planner Ryan Baca updated commissioners on the approval status of the
37 Zone Change requests that have gone before the BoCC. Matters of the county were discussed among
38 Commissioners and Staff.

39 **6) SWEARING IN OF PARTICIPANTS**

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

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42 **7) ACTION ITEM(S)**

43 **A. Zone Change #2023-013 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)** Dispensary Near
44 Me requests a Zone Change from Neighborhood Commercial District (C-1) to Community
45 Commercial District (C-2) with a Conditional Use to allow nonvolatile cannabis extraction. Legal
46 Description: Subd: LAND OF GRACE MINNER Tract: 43C1A1B (0.15 AC) & TRACT 43C1A2B (0.59
47 AC) TOTAL 0.74 ACRE MAP 99 2010 REV; Located at 2384 Highway 47, Belen, NM 87002; UPC 1-
48 009-028-299-298-000000; Zoned Neighborhood Commercial District (C-1).

49 **Background:** Dispensary Near Me requests a Zone Change from Neighborhood Commercial District (C-1)
50 to Community Commercial District (C-2) with a Conditional Use to allow nonvolatile cannabis extraction.
51 Based upon the application and all available supporting information, this request does appear to meet
52 all the applicable standards and criteria for a zone change within Sections 154.061 of the Valencia
53 County Zoning Code.

54 **Discussion ensued/P & Z Line of Questioning:** Rosanna McGinn presented this request. Ms. McGinn
55 explained to commissioners that this zone change to C-2 with a conditional use for the purpose of
56 nonvolatile cannabis extraction. The property will be enclosed by a six-foot metal fence. Security
57 cameras meeting state requirements are in place because of the current functioning and licensed
58 Cannabis retail business. Commissioners discussed the current use of the property, water utilization, the
59 septic system, traffic impact, hours of operation for extraction as well as the area on the property where
60 the use will take place. It was also mentioned that they are fully approved by the State for their current
61 Cannabis retail business. The process of approval for manufacturing with the state of New Mexico was
62 also mentioned. Departmental reviews were sent out but no issues were found. Commissioners
63 verified if there was any correspondence received in favor of or in opposition of this request received.
64 There were two letters in support received and zero in opposition There were no members of the public
65 with standing present in favor or opposition of this request.
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