



VALENCIA COUNTY PLANNING & ZONING COMMISSION

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M-I-N-U-T-E-S
Tuesday May 23, 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	
Lina Benavidez, Public Works Director	

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Also present were: Kobi Worling, Andrew Tenorio, Sonia Wright.

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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 Public Works Director Lina Benavidez 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 Aguilar

SECONDED: Commissioner Freeman

CARRIED: Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner Aguilar – YES; Commissioner Moran – YES; Commissioner Freeman – YES; Commissioner Sublett - YES).**



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28 **4) APPROVAL OF MINUTES April 25, 2023 County Planning & Zoning Minutes.**

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

30 **MOVED:** Commissioner Freeman

31 **SECONDED:** Commissioner Aguilar

32 **CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner**
33 **Aguilar – YES; Commissioner Moran – YES; Commissioner Freeman –**
34 **YES; Commissioner Sublett - YES).**

35 **5) STAFF REPORT:** Land Use Planner Ryan Baca updated commissioners on the approval status of the
36 Zone Change requests that have gone before the BoCC. Ryan also mentioned a previous tabled item
37 would not be represented as the owner decided to not reapply. Matters of the county were discussed
38 among 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 #2023-027 (District V, P&Z Commissioner Trujillo, BoCC Aragon)**

44 Andrew and Rosaline Tenorio request a Zone Change for 4 lots from Neighborhood
45 Commercial District (C-1) to Community Commercial District (C-2) to develop indoor and
46 outdoor recreational facilities. Legal Descriptions: Subd: LAND OF LUCY J CHAVEZ Tract: A
47 1.07 AC B-5-35 1994 REV; Subd: LAND OF LUCY J CHAVEZ Tract: B 1.00 AC B-5-35 1994 REV;
48 Subd: LAND OF LUCY J CHAVEZ Tract: C 1.00 AC B-5-35 1994 REV; Tract: 21A2B S: 35 T: 7N R:
49 2E 0.40 ACRE MAP 76; Located at 14 Vigil Rd, Los Lunas, NM 87031; UPCs 1-011-037-215-
50 502-000000; 1-011-037-234-501-000000; 1-011-037-250-503-000000; 1-011-037-224-493-
51 000000; Zoned Neighborhood Commercial District (C-1)

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53 **Background:** Mr. & Mrs. Andrew and Rosaline Tenorio have requested to come before the Planning &
54 Zoning Board to request a Zone Change from Rural Residential 2 District (RR-2) to Rural Residential 1
55 District (RR-1) to split the property into 2 lots so they may develop an indoor and outdoor recreational
56 facilities. Based upon the application and all available supporting information, this request does appear
57 to meet all the applicable standards and criteria for a zone change. Departmental reviews were
58 requested by Planning & Zoning.

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60 **Discussion ensued:** Kobi Worling representative for Mr. Tenorio presented to the board a summary of
61 this request. Mr. Tenorio explained the purpose of this project is to bring something new to this
62 community. They would like to create a place where both children, as well as parents, can enjoy
63 themselves. In addition to offering space to practice, scrimmage, and play games, parents can use the
64 wellness center to relax, work out, or for self-care. This facility will provide a safe, clean, and drug-free
65 environment catered to the families within Valencia County. As of right now, a space like this does not
66 exist in the county. All the current practice facilities available are public spaces, which oftentimes leads
67 to little or limited availability. Due to this many parents are finding it necessary to transport their



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68 children into Albuquerque for games and practices. This space will be a welcome break for both the
69 parents and children of the County.

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71 **P & Z Line of Questioning** Commissioners discussed in detail Mr. Tenorio’s zone change request. They
72 went over lot size, site development as far as building size, general and handicap parking, the amount of
73 restrooms that are required, and venue capacity. Ms. Worling stated that The Zone change is the 1st
74 step in this process. Commissioners asked questions pertaining to road access and a driveway permit.
75 Ms. Worling stated that they have been in contact with NM DOT and are working closely with them
76 regarding access to Vigil Rd. and the flow of traffic. Ms. Worling mentioned that all planning and zoning
77 requirements would be met if this request is approved such as site design review and building permit
78 requirements. Commissioners also asked the location of the nearest C-2 parcel and also if there has
79 been any contact with the NM Environmental Department. Ms. Worling responded that they have met
80 with the NM Environmental Department and are aware that when the zone change is approved and the
81 building begins the septic will need to be permitted based on occupancy, and also the implementation
82 of any kitchen-food prep area will need to be inspected and licensed before opening. Valencia County
83 Fire Department has also been contacted regarding occupancy and the specs for the fire system.
84 Departmental reviews were sent out, there were concerns with traffic due to that road being very busy.
85 Commissioners verified if there was any correspondence received in favor of or in opposition of this
86 request received. Planning & Zoning did not receive any correspondence in favor of or opposition. There
87 was a member of the public present with standing in opposition of this request.

- 88 **APPROVAL:** Motion to recommend Zone Change to BoCC - **APPROVED.**
- 89 **MOVED:** Commissioner Sublett
- 90 **SECONDED:** Commissioner Freeman
- 91 **CARRIED:** Motion approved on a Vote of **4 FOR and 0 AGAINST (Commissioner**
- 92 **Moran – YES; Commissioner Freeman – YES; Commissioner Sublett -**
- 93 **YES).**

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95 **8) Next Meeting:** Tuesday June 27, 2023 at 3:00 p.m.

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97 **9) Adjournment:**

- 98 **MOVED:** Motion to adjourn made by Commissioner Aguilar
- 99 **SECONDED:** Motioned second by Commissioner Freeman
- 100 **CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner**
- 101 **Aguilar – YES; Commissioner Moran – YES; Commissioner Freeman –**
- 102 **YES; Commissioner Sublett - YES).**

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