



VALENCIA COUNTY PLANNING & ZONING COMMISSION

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**M-I-N-U-T-E-S**  
**Tuesday June 27, 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	
Mariah Maestes, Community Development Intern	
Ryan Baca, Land Use Planner	
Melissa Jaramillo, Community Development Director	

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Also present were: Drew Crosby (online), Arcangel Santiago Alavez

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**1) CALL THE MEETING TO ORDER**

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

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**2) PLEDGE OF ALLEGIANCE**

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**B. Chair Sublett asked Community Development Intern Mariah Maestas to lead the Planning & Zoning Commission and the audience in the Pledge of Allegiance.**

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**3) APPROVAL OF AGENDA**

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**C. Planning & Zoning Commissioners reviewed the Agenda**

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**APPROVAL:** Motion to approve Agenda.

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**MOVED:** Commissioner Aguilar

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**SECONDED:** Commissioner Freeman

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

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**4) APPROVAL OF MINUTES May 23, 2023 County Planning & Zoning Minutes.**

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

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**MOVED:** Commissioner Freeman

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**SECONDED:** Commissioner Aguilar

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

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

### 33 **6) SWEARING IN OF PARTICIPANTS**

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

### 36 **7) ACTION ITEM(S)**

#### 37 **A. Zone Change #2023-036 (District V, P&Z Commissioner Trujillo, BoCC Aragon)**

38 *The Estate of Gilbert S. Sanchez and The Ruth A. Sanchez Disclaimer Trust request a Zone*  
39 *Change from Rural Residential District 2 (RR-2) to Community Commercial District (C-2) for*  
40 *development of a Dollar General retail store. Legal Description: Subd: LANDS OF GILBERT S.*  
41 *SANCHEZ Tract: A S: 36 T: 7N R: 2E 1.53 ACRES N-1014; Located at 3 La Ladera Rd, Los Lunas,*  
42 *NM 87031; UPC 1012037511497; Zoned Rural Residential District 2 (RR-2)*

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44 **Background:** Drew Crosby, Managing Member of 12 Oaks Development made the attempt to present  
45 on line and due to audio difficulties, Chairman Sublett addressed the members of the board to allow him  
46 to read from the proposal letter submitted in the application by Mr. Crosby, who requests a Zone  
47 Change from Rural Residential District 2 (RR-2) to Community Commercial District (C-2) for development  
48 of a general retail commercial store for the parcel at the NWC of El Cerro Loop and La Ladera Rd., a  
49 signalized hard corner and surrounding commercial property is the highest and best use is for  
50 commercial purposes. Allowing commercial uses for this parcel allows for expanded job opportunity for  
51 citizens in this community as well as the Gross Receipt Tax the County will receive. 12 Oaks  
52 Development appreciates the opportunity to better serve the citizens of Valencia County. And based  
53 upon the application and all available supporting information, this request does appear to meet all the  
54 applicable standards and criteria for a zone change

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56 **Discussion ensued:** Presenter was not available due to audio difficulties

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59 **P & Z Line of Questioning:** Commissioners discussed in detail Mr. Drew's request for a zone change to  
60 develop a Dollar General Retail Store in this location. They addressed questions pertaining to a high  
61 traffic area, the safety for the general public, direct impact for commercial properties in the area and  
62 direct impact of the development of a retail store in this location. Commissioner Sublett requested a  
63 visual on the map to identify commercial property(s) in the surrounding area and to determine the  
64 closest residential dwelling that will be closest to the proposed retail store. Valencia County Staff  
65 responds to the nearest community commercial (C-2) property is 0.5 miles to the east (1/2 mile) and  
66 approximately 60' from this property line to the nearest residential home. Commissioner Sublett  
67 continued with Commercial properties are identified in proximity. As for high volumes of traffic that will  
68 be happening can only be determined by the NMDOT and no way of knowing if this retail store will bring  
69 in high volumes of traffic and may be the result of accidents or also be a negative impact on the



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70 economy due to other retail stores in the areas. Valencia County Staff shared a perspective on the  
71 subject of traffic studies and added some information on a traffic study, data from the Mid Regional  
72 Council of Government website. The closest point to this area for the year 2018 study shows 15,000  
73 cars going through the area daily. 7,000 East and 7,000 West. Commissioner Sublett agreed it is well  
74 known it is a high traffic area. Commissioner Moran added the developer will have to go to NMDOT to  
75 find out which will be the safest and acceptable area of entrances and exits to protect the general  
76 public.

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78 **APPROVAL:** Motion to Recommend Zone Change to BoCC - **APPROVED.**  
79 **MOVED:** Commissioner Sublett  
80 **SECONDED:** Commissioner Freeman  
81 **CARRIED:** Motion approved on a Vote of **4 FOR and 0 AGAINST (Commissioner**  
82 **Moran – YES; Commissioner Freeman – YES; Commissioner Aguilar –**  
83 **YES; Commissioner Sublett - YES).**

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86 **B. Zone Change #2023-037 (District II, P&Z Commissioner Freeman, BoCC Richardson)**

87 Arcangel Santiago Alavez requests a Zone Change from Rural Residential District 1 (RR-1) to  
88 Community Commercial District (C-2) to operate an electrician business. Legal Description:  
89 Subd: EL CERRO MISSION RANCHETTES Lot: 45E Unit: 1 S: 7 T: 6N R: 3E 1.00 ACRES PLAT N-  
90 881; Located at 10 Arcangel St, Los Lunas, NM 87031; UPC 1013035499498; Zoned Rural  
91 Residential District 1 (RR-1)

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93 **Background:** Mr. Arcangel Santiago Alavez requested to come before the Planning & Zoning Board to  
94 request a Zone Change from Rural Residential District 1 (RR-1) to Community Commercial 2 District (C-2)  
95 to operate an electrician business. And based upon the application and all available supporting  
96 information, this request does appear to meet all the applicable standards and criteria for a zone  
97 change. Departmental reviews were requested by Planning & Zoning.

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99 **Discussion ensued:** Arcangel Santiago Alavez presented to the board and explained the reason why he  
100 requests a zone change. Mr. Alavez would like to operate his business on his property, have an office  
101 space and park 5 commercial vehicles. Mr. Alavez also added he will be storing his copper wires and the  
102 materials in the pre-existing 240 sq.ft. building located on the property.

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104 **P & Z Line of Questioning:** Commissioner Sublett questioned Mr. Alavez why C2 and not C1?  
105 Mr. Alavez renders a response as this being the best zoning for his kind of business and for future  
106 growth. Valencia County Staff also added that during their meeting they both discussed the options of  
107 C1 or C2, and based on the storage of the 5 large electrical vehicles, the types of materials stored on the  
108 property, a privacy screen and the pre-existing building on the property for his office had established the  
109 criteria that was best suited under Community Commercial (C-2). Commissioner Moran asks Mr.  
110 Alavez how many employees does he employ. Alavez’s response is eighteen workers, nine workers are



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111 currently working on a job site in Bernalillo County and the other nine workers in Valencia County. The  
112 vehicles are rotating in and out.

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115 **APPROVAL:** Motion to recommend Zone Change to BoCC - **APPROVED.**  
116 **MOVED:** Commissioner Freeman  
117 **SECONDED:** Commissioner Aguilar  
118 **CARRIED:** Motion approved on a Vote of **4 FOR and 0 AGAINST (Commissioner**  
119 **Moran – YES; Commissioner Freeman – YES; Commissioner Aguilar –**  
120 **YES; Commissioner Sublett – YES).**

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123 **8) Next Meeting:** Tuesday July 25, 2023 at 3:00 p.m.

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126 **9) Adjournment:**

127 **MOVED:** Motion to adjourn made by Commissioner Aguilar  
128 **SECONDED:** Motioned second by Commissioner Freeman  
129 **CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner**  
130 **Moran - YES; Commissioner Freeman- YES; Commissioner Aguilar –**  
131 **YES; Commissioner Sublett – YES).**