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**MINUTES OF A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE TOWN OF BERNALILLO
HELD AT THE TOWN HALL
MARCH 11, 2008**

The Planning & Zoning Commission of the Town of Bernalillo met in Regular Session within the laws and rules of the Town on March 11, 2008 at 6:30 pm.

Commissioner Debbie Kilfoy, Chairman

Applicants / Members of Public Signed In:

Ron Bohannon	Mike Maloney	JR Montalvo	Nick Mora
Linda Kehoe	Mary Jo Maloney	Ed Paschich	Ross Howard
Will Kerzee	Paul C’de Baca	Louie Paul	Yongzhe Xie
Bev Timmons	Amy C’de Baca	Matthew Rimmer	Shirley Madrid
Gene Timmons	James Pike	Lyle Schultz	Scott Goff

The Planning & Zoning Director (Kelly Moe), and Others, were also present but not signed in.

1. CALL TO ORDER

Chairman Kilfoy called the meeting to order at 6:30 pm, and led those attending in a recitation of the Pledge of Allegiance.

2. ROLL CALL

Commissioner Debbie Kilfoy	Present
Commissioner Teresa Young	Present
Commissioner Hazel Dameron	Present
Commissioner Tom Wilson	Present
Commissioner Georgina Chavez	Present
Commissioner Cipriano Montoya	Present
Commissioner Robert Satriana	Not Present

A quorum was present.

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3 **3. APPROVAL OF AGENDA**
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5 The Chairman asked if all Commissioners had reviewed the Agenda, and asked if
6 there were any changes to propose. No changes were proposed.
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8 Chairman Kilfoy entertained a motion to approve the Agenda as is. Commissioner
9 Young so moved. Commissioner Chavez seconded the motion. All voted aye.
10 The motion was carried.
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13 **4. APPROVAL OF MINUTES**
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15 No minutes were submitted. They will be submitted in the packet for April 8,
16 2008's meeting.
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19 **5. REPORTS**
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21 a) **Next Meeting**

22 Mr. Moe informed the Commission that their next regular meeting was scheduled
23 for April 8, 2008 all Commissioners voiced their assent.
24

25 **6. ACTION ITEMS**
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28 a) **Zoning Permit & Mainstreet Development Review– Fence/Wall– (Paul & Amy C'de Baca):**
29 Applicant requests approval of a Zoning Permit and Mainstreet Development review for a
30 fence/wall at the property located at 473 Camino Del Pueblo.
31

32 The Chairman introduced the item to the Commission, and asked the applicant to
33 present their request. Mrs. C'de Baca described the nature of their request for
34 Zoning Permit and Mainstreet Development Review for a fence/ wall at their
35 property on Camino Del Pueblo. They stated that several people have trespassed
36 onto their property and vandalized farm equipment stored there. They feel this
37 wall will help reduce the vandalism, add protection to the home and property as
38 well as add to the character of the site. A brief general discussion by the
39 Commission ensued. The Commission was concerned about the appearance of the
40 fence/wall, its height and it's proximity to Camino Del Pueblo. The applicant
41 assured them they had figured all that into their plan and would have the gated
42 entrance set back into the property and there would be cut-outs in the wall, and
43 planters on the corners.
44

45 The Chairman entertained a motion. Commissioner Wilson motioned to approve
46 with the following conditions: the wall be kept free of graffiti and the cut-outs be

1 place every 12 feet the length of the wall. Commissioners Chavez seconded the
2 motion. All voted aye. The motion was carried.
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- 7 b) **Summary Plat – Lot-Split** (Mary B. Castillo-Ross Howard, agent): Applicant request
8 approval of a Summary Plat for a lot Split of Lot A, Lands of Mary B. Castillo.
9

10 The Chairman introduced the item to the Commission, and asked the applicant to
11 present their request. Mr. Howard, the applicant’s agent, described the nature of
12 the request. He stated that applicant is requesting the property be subdivided to
13 allow for sale of the property. The applicant’s agent explained that the property
14 had been split-according to Sandoval County and State Environmental
15 requirements. There were some concerns regarding if the requirements hadn’t
16 been changed recently. A general discussion by the Commission ensued. The
17 main concern of the commission was that the property didn’t have sufficient
18 acreage to support well and septic, and fire protection could not be provided.
19 There are no public utilities in that area. And the main purpose intended for that
20 land was agricultural or farming.
21

22 The Chairman entertained a motion. Commissioner Young motioned to Deny.
23 Commissioner Chavez seconded the motion. All voted aye. The motion was
24 carried. The Item was denied, if the applicant chooses to re-submit they must
25 provide a copy of approved permit from EID.
26
27

- 28 c) **Preliminary Plat – Bosque Bluff** (Sagebrush Properties, LLC-Tierra West, agent): Applicant
29 request approval of a Preliminary Plat for a 19 lot residential subdivision of Tracts A, B, C &
30 D, Lands of Wilma Salisbury.
31

32 The Chairman introduced the item to the Commission, and asked the applicant to
33 present their request. Mr. Bohannon described the nature of his request. He
34 explained that they have made a few minor changes but that the subdivision
35 hasn’t changed much from when it was approved for zone change. It will be a
36 gated townhome community with 4,000 sq. ft. lots. A general discussion by the
37 Commission ensued. A few of the main concerns of the Commission were that
38 access to the west from the subdivision onto Spanish bluff was crossing Mr. Nick
39 Mora’s property, they would like to see a written agreement before finalizing;
40 also one of the street names is already existing in another area of town, they
41 would like it changed.
42

43 The Chairman entertained a motion. Commissioner Wilson motioned to Table for
44 30 days to allow for changes and agreements to be made. Commissioner Young
45 seconded the motion. All voted aye. The motion was carried.
46

- 1 d) **Amendment to the Zoning Ordinance w/ Conditional Use Permit—Zone Change, From**
2 **R-1 (Single Family Residential) to R-2 (Multi-Family Residential) (Parimo, LLC.-JR**
3 **Montalvo, agent):** Applicant request approval of an Amendment to the Zoning Ordinance,
4 Zone Change, for a 16 Lot townhome development with 6,000 sq. ft. lots, on Tract A, Lands
5 of Jaramillo-Dalton.
6

7 The Chairman introduced the item to the Commission, and asked the applicant to
8 present their request. Mr. Montalvo, the applicant’s agent, requested approval of
9 an Amendment to the Zoning Ordinance, Zone Change. A brief general
10 discussion by the Commission ensued. The Commission main concerns were: the
11 density of the development. The Commission would like to the density be lower.
12 Mr. Moe explained that with the current density the development could have
13 about one or two lots less and what they are proposing is a better project. Some of
14 the other concerns were the surrounding neighborhoods and the congestion that
15 already exists. The commission was assured that as other areas developed out
16 there would be more access created and it would alleviate some of the congestion.
17 Another concern was if large trucks would be able to access and service the
18 development. The developers said they had spoken with the fire dept and they had
19 met all requirements, but would be willing to make further changes if necessary.
20

21 The Chairman entertained a motion. Commissioner Young motioned to
22 Recommend Approval to Town of Bernalillo Town Council with the following
23 conditions: 1) the round-about is allowed in the middle as long as hammerheads
24 are placed at the end of the development to give room for truck turn-around, 2)
25 the lots be 6,000 sq. ft. minimum, and 3) only 4 units be 2 story units. Another
26 suggestion was that a solution be made for waste management and other large
27 trucks to access and maneuver in the development with ease. Commissioner
28 Dameron seconded the motion. All voted aye. The Motion was carried.
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32 **7. DISCUSSION ITEMS**

33 **No additional items were discussed due to the time.**
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35 **8. ADJOURNMENT**

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38 The Chairman entertained a motion to adjourn. All voted aye. Motion carried and
39 meeting adjourned at 8:45pm.