

47 and,

48 WHEREAS, the Governing Body of the Town of Bernalillo has held a public hearing on
49 said recommendation.

50 NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE
51 TOWN OF BERNALILLO, SANDOVAL COUNTY, NEW MEXICO AS FOLLOWS:

52 That Ordinance No. 292, duly adopted by the Town of Bernalillo, is hereby approved for
53 the Zone Map Amendment (Zone Change) on the property within the Corazon Del
54 Bosque Subdivision, legally described as a Subdivision of Existing Lots 1 through 12 of
55 Block 3, and Existing Lots 1 through 13 of Block 4 of Corazon Del Bosque Subdivision,
56 Town of Bernalillo, Sandoval County, New Mexico.
57

58 This Zone Map Amendment changes the zoning designation from RURAL RESIDENTIAL
59 (R-R) to SINGLE-FAMILY RESIDENTIAL (R-1) and is consistent with the intent of the
60 Comprehensive Land-Use Plan and Comprehensive Zoning Ordinance of the Town of
61 Bernalillo.
62

63 Presentation: Janet Cunningham-Stephens
64

65 Subject: Zone Map Amendment
66 Portion of Corazon del Bosque Subdivision
67

68 Applicant: Richard Costales, Agent for Madden Development – Corazon Del Bosque
69 Subdivision. Rudy Tenorio, Property Owner
70

71 Legal Description: Corazon del Bosque – Estates Subdivision, existing Lots 1-12 of Block 3,
72 and existing Lots 1-13, of Block 4 containing 13.5 acres
73

74 The purpose of the requested Zone Map Amendment is to increase the density of a portion of the
75 subdivision. The upper portion of the subdivision is zoned R-1 (the area closest to Sheriff's
76 Posse Road) while the remainder is zoned R-R Rural Residential. By rezoning the middle part of
77 the subdivision to R-1 Single-family Residential, the density in that area would increase from 26
78 lots to 41 for a net increase of 15 lots overall to the subdivision. With the increase/s, the total
79 number of lots would be approximately 175-180.
80

81 R-R lots are a minimum of 12,000 square feet in size and 70 feet wide. R-1 lots must be 6,000
82 square feet with a minimum width of 60 feet. The lots in the "transition area" would range
83 from 0.18 acre (7,840 sq. ft.) to 0.40 acre (17,424 sq. ft.) where an acre equals 43,560 square feet.
84 According to the Comprehensive Zoning Ordinance, the purpose of R-R zoning is to provide for
85 large lot and low density residential uses. R-1 zoning permits low density population in which
86 the principal land use is single-family dwellings.
87

88 The applicants' justification for the zone map amendment is that "the increased density will serve
89 as a buffer within the subdivision between the smaller 6,000 square foot lots and the larger
90 12,000 square foot lots making a better transition.

91
92 "transition area" would range from 0.18 acre (7,840 sq. ft.) to 0.40 acre (17,424 sq. ft.) where an
93 acre equals 43,560 square feet. According to the Comprehensive Zoning Ordinance, the purpose
94 of R-R zoning is to provide for large lot and low density residential uses. R-1 zoning permits
95 low density population in which the principal land use is single-family dwellings.

96
97 **The land is currently vacant.** Access will be from Sheriff's Posse Road and Venada Plaza
98 Road. **Utility services (water/sewer)** are to be provided by the Town. **Water rights** will need
99 to be acquired by the applicants and transferred to the Town. This will be determined by a water
100 budget prepared by the Town's consultant.

101
102 If the Zone Map Amendment is approved, the property will have to be re-platted to reflect the
103 smaller lot sizes and zoning (Refer to ex: provided in packet).

104
105 Mayor Torres swore in anyone for or against Ordinance #292.

106
107 Mayor Torres read a letter sent to the Governing Body from David and Robert Mora who reside
108 in California and not able to make it to the meeting

109 **Comments for the December 28 Town meeting regarding adoption of Ordinance entitled**
110 **"ORDINANCE NO. 292....etc."**

111 **Walled In Community:**

112 In the new documentation that is being reviewed there is no specific mention or illustration
113 indicating that Corazon will be a walled-in development. All developments on Sheriff's Posse
114 Road are walled-in developments. Our understanding is that new developments are required to
115 erect a wall around the perimeter of the development.

116 1. Need assurance that this is understood and documented either via existing P&Z
117 code requirement or developer documentation.

118 2. Also need assurance that that the wall on the north side that abuts the Mora property will be
119 erected on Corazon property adjacent to the property line. The wall needs to be erected on the
120 north side of the "west to east" PNM Power Line easement since the easement is on Corazon
121 property.

122 **Intersection at Sheriff's Posse Road and Venada Plaza:**

123 The Town of Bernalillo and/or Corazon developers need to address the terrible street connection
124 that currently exists at the intersection of Sheriff's Posse Rd and Venada Plaza Dr. This
125 intersection at the east end of the so called roundabout has two confusing STOP signs at the
126 intersection. Asphalt was tossed against the curb to create a ramp that vehicles use to enter
127 Sheriff's Posse Road from Venada Plaza or when entering Venada Plaza from Sheriff's Posse
128 Road. The Town of Bernalillo and/or Corazon need to study and seriously consider a complete
129 reconfiguration of this intersection including the so called roundabout to allow vehicles a safer

130 and less confusing transition to/from the development and the intersection of Sheriff's Posse Rd
131 and Venada Plaza Dr. The Town of Bernalillo needs to seriously consider the installation of a
132 traffic light at this reconfigured intersection.

133 **Water Runoff:**

134 The Town of Bernalillo and/or Corazon development need to study and address the flooding that
135 occurs at the intersection of Venada Plaza Dr and Sheriff's Posse Rd. The flooding occurs very
136 close to the entrance to the Corazon development. Storm water floods onto Sheriff's Posse Rd
137 from the west and then flows northward along Sheriff's Posse Rd and floods onto properties
138 along Sheriff's Posse Rd. Flood water also pools on Sheriff's Posse Rd creating a traffic safety
139 issue until the water is eventually absorbed into the soil. The flooding occurs because there are
140 insufficient storm drains along the roundabout, the eastern section of Venada Plaza Dr, and along
141 the southern portion of the road behind Walmart (Spanish Bluff Dr?) that is used to access the
142 back south entrance to Walmart. Storm water runoff that flows down these roads needs to be
143 diverted/channeled or collected before it floods onto Sheriff's Posse Rd.

144 **Increased Traffic on Sheriff's Posse Rd:**

145 The number of additional lots will surely increase the vehicle traffic on Sheriff's Posse Rd. There
146 has already been a huge increase in traffic on Sheriff's Posse Rd which is a residential 25 MPH
147 street. The majority of the current traffic is due to commuters that are using Sheriff's Posse Rd as
148 a 550 to 528 bypass/shortcut and 528 to 550 bypass/shortcut to avoid traffic lights on those roads.
149 The additional homes being added will add to the increased traffic. The Town of Bernalillo needs
150 a traffic study to address and resolve the 550/528 bypass traffic problem and the additional traffic
151 that will result from the additional homes.

152
153 Richard Costales developer for the subdivision answer the question about the wall. There will be
154 a wall built around the whole subdivision as well as a wall at the entrance to the subdivision.

155 Andy Edmondson, Public Works Director spoke about the traffic and stated that numbers have
156 been gathered on traffic count at the intersection of Spanish Bluff and Sheriff's Posse and given to
157 our engineers to configure an intersection in that area that will work for the amount of traffic for
158 the intersection.

159
160 Councilor Prairie asked before that subdivision is built does the road have to be taken care of,
161

162 Andy Edmondson stated that before any building permits the intersection has to be designed and
163 constructed. The road has to be approved by the Town.

164
165 Andy Edmondson stated that the water runoff is not due to the development. There will be
166 ponding areas on the subdivision to address their runoff.

167
168 Andy Edmondson stated as far as the increased traffic the police chief did a traffic study and
169 there are 1,400 to 2,500 cars daily on that road. My opinion is, that if we're to put a light at 550
170 and Sheriff's Posse Rd it would increase traffic on that road. It would allow the traffic to flow

171 into 550 from Sheriff Posse Rd. Sheriff Posse Rd is just becoming a road to access all business
172 off of Spanish Bluff.

173

174 Councilor Jaramillo asked about the intent to create a buffer.

175

176 Janet Cunningham-Stephens approached the council with the plat to show what was meant by
177 that statement. The smaller lots ½ acre lots to 1/3 acre lots in the middle will be a transmission
178 from small lots to the bigger lots on the outside which will be approximately 12,000 sq. ft.

179

180 Councilor Jaramillo asked with the new plat will there be a change to the roads and drainage.

181

182 Janet Cunningham Stephens stated that with the new plat all that will be reviewed and all
183 standards and regulations will be followed.

184

185 Councilor Dominguez asked will sidewalks be in that subdivision.

186

187 Janet Cunningham Stephens stated yes they are required to have sidewalks.

188

189 Mayor Torres asked if there were any other questions.

190

191 There were none.

192

193 Mayor Torres entertained a motion.

194

195 Councilor Jaramillo made a motion to approve and adopt Ordinance #292 An Ordinance
196 Implementing the Approval of a Zone Map Amendment from Rural Residential to Single-Family
197 Residential Corazon Del Bosque. Councilor Dominguez second the motion.

198

199 Roll Call Vote

200

201 Councilor Jaramillo Yea

202 Councilor Prairie Yea

203 Councilor Dominguez Yea

204

205 **APPROVAL OF MINUTES: 6a) Regular Meeting of December 14, 2015**

206 Councilor Prairie moved to approve the minutes as presented. The motion was seconded by
207 Councilor Dominguez and the motion carried unanimously.

208

209 **PERSONNEL: 7a) Police Officer. Presenter: Troy Martinez**

210 Troy Martinez stated that it was the recommendation of the hiring committee to hire Paul Garcia
211 as a Police Officer for the Town of Bernalillo Police Department.

212

213 Mayor Torres entertained a motion.

214

215 Councilor Dominguez moved to approve the hiring of Paul Garcia as a Police Officer for the
216 Town of Bernalillo Police Department. The motion was seconded by Councilor Jaramillo and
217 the motion carried unanimously.

218

219 **NEW BUSINESS: 8a) Discussion, Consideration, Action, Approval and Adoption**
220 **of Resolution 12/28/15 A Resolution Authorizing the Submittal of One Application for the**
221 **2016 Cycle from the New Mexico Water Trust Board for Water Conservation or**
222 **Treatment, Recycling or Reuse Project. Presenter: Ida Fierro**

223

224

225

Resolution 12-28-2016

226

227

228 A RESOLUTION AUTHORIZING THE SUBMITTAL OF ONE APPLICATON FOR THE
229 2016CYCLE FROM THE NEW MEXICO WATER TRUST BOARD FOR WATER
230 CONSERVATION OR TREATMENT, RECYLCING OR REUSE PROJECTS:

231

Water System – Arsenic Removal – Well 2

232

233

234

235 WHEREAS The Town of Bernalillo, New Mexico is a municipal corporation, and acting
236 by its Town Council, is in support of seeking funding assistance, in full or in part, for one
237 water treatment project and

238

239 WHEREAS The Water Trust Board is soliciting applications for the Water Project Fund for
240 the 2016 Cycle and

241

242 WHEREAS The Town of Bernalillo finds there is a significant need to provide and
243 deliver safe drinking water to the community and;

244

245 WHEREAS The Water Trust Board requests, as part of the application procedure, passage
246 and submittal of a local government resolution of support for the project and compliance
247 with Water Trust Board policy and;

248

249 WHEREAS The Town of Bernalillo is committed to the operations and maintenance of
250 the proposed project.

251

252 NOW THEREFORE BE IT RESOLVED that The Town of Bernalillo supports the
253 preparation and submittal of two applications in accordance with the procedures
254 established by the Water Trust Board for the above named projects.

255

256 PASSED, APPROVED, AND ADOPTED this 28th day of December, 2016.

257
258 Mayor Torres entertained a motion.

259
260 Councilor Jaramillo made a motion to approve and adopt Resolution 12/28/15 A Resolution
261 Authorizing the Submittal of One Application for the 2-16 Cycle from the New Mexico Water
262 Trust Board for Water Conservation or Treatment, Recycling or Reuse Projects. The motion
263 was seconded by Councilor Dominguez and the motion carried unanimously

264
265
266 **FINANCIAL SECTION: 9a) Approval of Accounts Payable Voucher List.**

267 Mayor Torres asked for a motion to approve the accounts payable voucher list in the amount of
268 \$196,676.79.

269
270 Councilor Dominguez made a motion to approve the accounts payable voucher list in the amount
271 of \$196,676.79. The motion was seconded by Councilor Jaramillo and the motion carried
272 unanimously.

273
274 **MISCELLANEOUS SECTION: 10a) Public Comment. Presenter: Mayor Torres**

275 Mayor Torres welcomed the public to speak. There were none.

276
277 **MISCELLANEOUS SECTION: 10b) Announcements. Presenter: Mayor Torres**

278 Mayor Torres announced the following:

279
280 Mayor Torres announced that over 200 families were served from donations from the Christmas
281 Fund. The children were presented a gift from Santa Claus on December 19, 2015. Also the
282 Alegria Subdivision residents dropped off 275 stuffed animals and 284 Match Box toys for the
283 police to give to children they may come in contact with in difficult situations.

284
285 January 28th and January 29th is Municipal Day at La Fonda in Santa Fe.

286
287 Mayor Torres thanked Councilor Prairie and Councilor Sisneros for attending the 550 NMDOT
288 meeting on December 17, 2015 for those of you did not attend the plan for the next phase of 550
289 is on NMDOT's website.

290
291 There being no further business, Councilor Dominguez moved to adjourn the meeting at
292 7:31 P.M. The motion was seconded by Councilor Jaramillo and carried unanimously.

293
294 Done this 28th day of December 2015.

295
296
297 ATTEST:

298 _____

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December 28, 2015
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299 Ida Fierro, Town Clerk
300 (seal)

Jack S. Torres, Mayor