

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

**MINUTES OF A REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE TOWN OF BERNALILLO  
HELD AT THE TOWN HALL  
FEBRUARY 5, 2008**

The Planning & Zoning Commission of the Town of Bernalillo met in Regular Session within the laws and rules of the Town on February 5, 2008 at 6:30 pm.

Commissioner Debbie Kilfoy, Chairman

**Applicants / Members of Public Signed In:**

Leonard Casaus, Sr.	Maria Rinaldi
Glenda M Casaus	Edwin Trujillo
Mr. & Mrs. David Resendiz	
Matt DiGregory	Charles McCurdy
Mary Kwapich	David Soule

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	Not Present
Commissioner Hazel Dameron	Present
Commissioner Tom Wilson	Present
Commissioner Georgina Chavez	Present
Commissioner Cipriano Montoya	Present
Commissioner Robert Satriana	Present, Came in Late

A quorum was present.

1  
2  
3 **3. APPROVAL OF AGENDA**  
4

5 The Chairman asked if all Commissioners had reviewed the Agenda, and asked if  
6 there were any changes to propose: Remove Item E, applicant requested to  
7 withdraw the day of meeting. Addition to discussion items, discuss parking  
8 requirements.  
9

10 Chairman Kilfoy entertained a motion to approve the Agenda as amended.  
11 Commissioner Chavez so moved. Commissioner Dameron seconded the motion.  
12 All voted aye. The motion was carried.  
13

14  
15 **4. APPROVAL OF MINUTES**  
16

17 The Minutes for December 4, 2007 were submitted for approval. Chairman  
18 Kilfoy called for corrections. Corrections proposed: Page 2, line 23-  
19 Commissioner Young moved to approve. Page 5, Line 7-Commissioner Wilson  
20 voted aye. Page 5, Line 27- Misspelling: "Meting" should be "Meeting".  
21

22 The Chairman entertained a motion to approve the minutes of January 8, 2008 as  
23 amended. Commissioner Chavez so moved. Commissioner Montoya seconded  
24 the motion. All voted aye. The motion was carried.  
25

26  
27 **5. REPORTS**  
28

29 a) **Next Meeting**

30 Mr. Moe informed the Commission that their next regular meeting was scheduled  
31 for March 11, 2008 all Commissioners voiced their assent.  
32

33 **6. ACTION ITEMS**  
34

- 35  
36 a) **Zoning Permit– Main Street Development-Sign Permit – (The Corner Store-Edwin**  
37 **Trujillo)**: Applicant requests approval of a Zoning Permit for a Main Street Development-Sign  
38 Permit at the property located at 866 Camino Del Pueblo, a.k.a The Corner Store.  
39

40 The Chairman introduced the item to the Commission, and asked the applicant to  
41 present his request. Mr. Trujillo described the nature of his request for a sign  
42 permit. He wished to place a new sign on top of the building and tear down the  
43 existing sign. He also wished to repaint the building and window seals. Maria  
44 Rinaldi, Community Development Director for the Town of Bernalillo spoke in  
45 favor of these changes; they were in conformance with the town's Main Street

1 Overlay District Guidelines. A brief general discussion by the Commission  
2 ensued.

3  
4 The Chairman entertained a motion. Commissioner Montoya motioned to  
5 approve. Commissioners Wilson and Chavez seconded the motion. All voted aye.  
6 The motion was carried.

- 7  
8  
9  
10 b) **Zoning Permit– Main Street Development-Sign Permit – (The Range Cafe-Matt**  
11 **DiGregory):** Applicant requests approval of a Zoning Permit for a Main Street Development-  
12 Sign Permit at the property located at 925 Camino Del Pueblo, a.k.a The Range Café.

13  
14 The Chairman introduced the item to the Commission, and asked the applicant to  
15 present his request. Mr. DiGregory described the nature of his request for a sign  
16 permit. He wished to exchange the existing sign on the front of the building with a  
17 new one. See packet for info. Maria Rinaldi, Community Development Director  
18 for the Town of Bernalillo spoke in favor of these changes; they were in  
19 conformance with the town’s Main Street Overlay District Guidelines. A general  
20 discussion by the Commission ensued.

21  
22 The Chairman entertained a motion. Commissioner Chavez motioned to approve.  
23 Commissioner Wilson seconded the motion. All voted aye. The motion was  
24 carried.

- 25  
26 c) **Summary Plat – Re-Plat (Steve Gudelj-Alpha Professional Surveying, agent):** Applicant  
27 request approval of a Summary Plat for relocating a drainage easement on Tract W, Anasazi  
28 Trails in Placitas.

29  
30 The Chairman introduced the item to the Commission, and asked the applicant to  
31 present their request. Mr. Gudelj described the nature of the request. He stated  
32 that the property had been subdivided years before, where the easement should  
33 have been moved, but wasn’t. He was trying to correct the mistake. The property  
34 is strictly for the drainage easement and water tank that currently exist. A general  
35 discussion by the Commission ensued. The main concern of the commission was  
36 that the property not be used for residential or commercial use, that it remains  
37 vacant.

38  
39 The Chairman entertained a motion. Commissioner Wilson motioned to Approve.  
40 Commissioner Satriana seconded the motion. All voted aye. The motion was  
41 carried.

- 42  
43  
44 d) **Summary Plat – Lot Consolidation (Leonard Casaus-Leo Archuleta, agent):** Applicant  
45 request approval of a Summary Plat for a Lot Consolidation of Tracts 162b, 163b1, 163b2,  
46 178a1a, 178A1B, and 172a2b1.

1 The Chairman introduced the item to the Commission, and asked the applicant to  
2 present their request. Mr. Casaus described the nature of his request. He wished to  
3 consolidate all the lots into one to receive one tax bill, instead of five. A general  
4 discussion by the Commission ensued. The main concern of the Commission was  
5 that no abutting neighbor's access be blocked. Mr. Casaus assured the  
6 Commission that would not be an issue. One neighbor had a concern that was not  
7 related to the Summary Plat, which was handled separately.  
8

9 The Chairman entertained a motion. Commissioner Wilson motioned to Approve.  
10 Commissioner Chavez seconded the motion. All voted aye. The motion was  
11 carried.

- 12  
13 e) **Amendment to the Zoning Ordinance—Zone Change, From R-R (Rural Residential) to**  
14 **C-1 (Commercial)** (Gary Johnson/Randall Allensworth.-Richard Costales, agent): Applicant  
15 request approval of an Amendment to the Zoning Ordinance, Zone Change, for the property  
16 located at Tract D, Damiano Square.  
17

18 **ITEM REMOVED FROM AGENDA BY REQUEST OF APPLICANT.**

- 19  
20 f) **Amendment to the Zoning Ordinance—Zone Change, From R-R (Rural Residential) & C-**  
21 **1 (Commercial) to SU (Special Use)** (Olive Drab, LLC.-David Soule, agent): Applicant  
22 request approval of an Amendment to the Zoning Ordinance, Zone Change, for Lots 1, 2, &  
23 3, Lands of Antonio C'De Baca and Tract 11 & west portion of Tract 78.  
24

25 The Chairman introduced the item to the Commission, and asked the applicant to  
26 present their request. Mr. Soule, the applicant's agent, requested approval of an  
27 Amendment to the Zoning Ordinance, Zone Change. A brief general discussion  
28 by the Commission ensued. The Commission main concern was: the density of  
29 the development. The Commission would like to the density be lower. Mr. Moe  
30 explained that the developer and builder already cut the density by half. This was  
31 a difficult process because they are financially responsible for infrastructure and  
32 other cost that would have been paid for by sale of the town homes. One other  
33 concern was the property to the south, access and traffic should it be developed  
34 soon. Mr. Soule and other agents explained that they are working on an agreement  
35 with the property owner to share roads and access to make it less congested.  
36

37 The Chairman entertained a motion. Commissioner Montoya motioned to  
38 Recommend Denial to Town of Bernalillo Town Council. Commissioner  
39 Dameron seconded the motion. A roll call vote was taken: Commissioner  
40 Montoya-aye, Commissioner Dameron-aye, Commissioner Chavez-nay,  
41 Commissioner Wilson-abstain, and Commissioner Satriana-aye. The motion to  
42 recommend denial to Town Council was carried.  
43  
44  
45

1

2

3

4

5

6

**7. DISCUSSION ITEMS**

7

The commission voiced their concerns regarding Fire and Police safety and traffic issues within some of the newer developments.

8

9

10

**8. ADJOURNMENT**

11

12

The Chairman entertained a motion to adjourn. All voted aye. Motion carried and meeting adjourned at 7:35pm.

13