



## **DRAFT**

### **VILLAGE OF BOSQUE FARMS PLANNING & ZONING COMMISSION MINUTES OF THE REGULAR MEETING January 6, 2020**

#### **1. RESIDENTS TO ADDRESS COMMISSION ON NON-AGENDA ITEMS**

NONE.

#### **2. CALL TO ORDER**

Chairwoman Eastman called the meeting to order at 6:00 p.m.

#### **3. ROLL CALL**

Present were Chairwoman Sharon Eastman, Dan Garrison, Carl Hulsey, Karen McAda, Clerk Administrator Gayle Jones, Enforcement officer Vince Otero, Planning & Zoning Administrator Mike Montoya. Commissioner Morgan is absent due to illness.

#### **4. PLEDGE OF ALLEGIANCE**

Commissioner McAda led the Pledge of Allegiance.

#### **5. APPROVAL OF AGENDA**

Commissioner Hulsey moved to **APPROVE** the Agenda for the January 6, 2020, Regular Meeting of the Planning & Zoning Commission. Commissioner McAda seconded the motion. **Motion carried unanimously.**

#### **6. APPROVAL OF THE MINUTES**

##### **December 2, 2019, Regular meeting of the Planning & Zoning Commission**

Commissioner McAda asked that the date located on line 102 of the minutes be corrected to show (January 6<sup>th</sup>, 2020) Commissioner McAda moved to **APPROVE** the minutes of the December 2, 2019, Regular meeting of the Planning & Zoning Commission with changes made. Commissioner Garrison seconded the motion. **Motion carried unanimously.**

46  
47 **7. NEW BUSINESS**  
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49 **A- Request for an appeal to the Commission following an interpretation, Decision of**  
50 **the Planning and Zoning Commission as per ordinance 10-1-22.**  
51

52 Sworn in:

53 Patricia Y Anderson and Josephine Chavez 201 Braught Rd. Bosque Farms, NM 87031.  
54

55 Discussion:

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57 10-1 Comprehensive Zoning Ordinance  
58 Expiration of Conditional land use permit.  
59 Removal of secondary dwelling.  
60 Use of a manufactured home for storage.  
61

62 Chairwoman Eastman asks Attorney Jarmie if Patricia Anderson needs to be sworn in if  
63 she is an attorney? Mr. Jarmie answers if she is going to be acting as an attorney no, if  
64 she will be talking and stating facts, then yes, she should be sworn in. Chairwoman  
65 Eastman requests that both Patricia Anderson and Josephine Chavez be sworn in.  
66

67 Chairwoman Eastman, states that before we start talking, she is going to set one ground  
68 rule, we will **not** be talking about any other pieces of property except 201 Braught rd.  
69 Chairwoman Eastman provides all background of 201 Braught rd. and reason for appeal.  
70

71 Ms. Anderson feels that a conditional land use permit should not have been required and  
72 asks if the commission received a copy of her letter explaining why it should not have  
73 been required. Chairwoman Eastman confirms receipt of the letter. Ms. Anderson agrees  
74 that by the ordinance there should not be two dwellings.  
75

76 Chairwoman Eastman states that it is required by our ordinance, when you are building or  
77 bringing in a new home you must apply for a Conditional Use Permit. Chairwoman  
78 Eastman, does not believe that the old mobile home meets the criteria of a non-  
79 conforming structure. Chairwoman Eastman asks if Ms. Anderson has a certificate of  
80 non-conformance, Ms. Anderson says no.  
81

82 Commissioner McAda says that Conditional Use permit and the Accessory use sections  
83 of the Zoning Ordinance are very clear. Commissioner Garrison agrees.  
84

85 Chairwoman Eastman asks Mr. Jarmie if he has an opinion, Mr. Jarmie acknowledges  
86 that the Ordinance says you may not have two dwellings on one property.  
87

88 Mike Montoya confirms that per the ordinance the property located at 201 Braught rd.  
89 cannot have two dwellings and that the manufactured home does not meet the standards  
90 of a non-conforming structure, 10-1-5 R **accessory structures** does not allow it to be  
91 used as a storage.

92 Motion made by Commissioner McAda to **DENY** the appeal and require that the  
 93 manufactured home be removed by April 1<sup>st</sup>, 2020. Seconded by Commissioner Hulsey.  
 94 Ms. Anderson requests that she be allowed more time to remove the home due to work  
 95 constraints on time. Commissioner McAda submits that plenty of time has already past  
 96 and been given. Chairwoman Eastman calls for a vote. **Motion passed Unanimously.**  
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#### 104 **8. MONTHLY REPORT**

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 106 Chairwoman Eastman asks for the monthly report, acknowledging that Mike Montoya  
 107 had placed a monthly report with an incident status report showing 89 active incidents for  
 108 various reasons in their packets. Clerk Administrator Gayle Jones explained 1670 Winchester,  
 109 1630 La Mancha, 1310 Bosque Farms Blvd. Mike Montoya offered information on Las  
 110 Campas Tire 2290 Bosque Farms Blvd., EZE's at 2500 Bosque Farms Blvd, 1255 Bosque  
 111 Farms Blvd (Hacienda). Mike Montoya also stated that he and Mary Langley (Code  
 112 Enforcement Officer) are working together on two properties for having more dwellings than  
 113 allowed by the 10-1 Comprehensive Zoning Ordinance, 03/03A Peralta rd. and 215 Bosque  
 114 Farms Blvd to include a possible easement violation.  
 115

116 Several notices have been sent out for using RV's as a dwelling and using shipping containers  
 117 as storage.  
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 119

#### 120 **9. ADJOURN**

121  
 122 Motion made by Commissioner McAda to **ADJOURN** at 6:30 PM. Seconded by Commissioner  
 123 Hulsey. **Motion carried unanimously.**  
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127 **PASSED, APPROVED AND ADOPTED THIS 3rd DAY OF February 2020.**  
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131 ATTEST:

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 Sharon Eastman, P&Z Chairwoman

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135 \_\_\_\_\_  
 136 Mike Montoya, Planning & Zoning Administrator/Officer  
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