

VILLAGE OF BOSQUE FARMS

Post Office Box 660
Peralta, NM 87042

1455 West Bosque Loop
Bosque Farms, NM 87068

Phone: (505) 991-6611
Fax: (505) 505-869-3342
Email: pzadmin@bosquefarmsnm.gov



Sharon Eastman, Chair

Commission:
Dan Garrison
Joe J Hale
Michael Baber
Kevin Schaus

DRAFT AGENDA PLANNING AND ZONING COMMISSION

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS
WILL HOLD ITS REGULAR MEETING ON MONDAY, FEBRUARY 2, 2026 IN THE
COUNCIL CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT
6:30PM.

1. CALL TO ORDER & ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

(Comments are limited to 3 Minutes, time cannot be distributed to peers in attendance)

5. REVIEW & TAKE ACTION ON DECEMBER 1, 2025 MINUTES

6. SUBDIVISION:

- a. Mark Podeyn and Lonna Podeyn are requesting a Subdivision Land Split
(from 1 parcel to 2) of LANDS OF BOGGESS Tract: 3C1 S: 1 T: 7N R: 2E
4.25 ACRES Located to the west of 1210 Bosque Farms Blvd and
immediately east of Bosque Farms Blvd.

7. DEPARTMENTAL REPORTS

8. CHAIR & COMMISSION REPORTS

9. ADJOURNMENT

“PRESERVING RURAL AMERICA”

34
35
36 **TIME AND PLACE OF NEXT MEETING**

37 THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING
38 COMMISSION WILL BE HELD ON MONDAY, MARCH 2, 2026.
39

40 **PLEASE NOTE:** *The Planning & Zoning Commission may revise the order of the agenda items*
41 *considered at this Open Meeting. If you are an individual with a disability who needs a reader,*
42 *qualified sign language interpreter, or any other form of auxiliary aid or service to attend or*
43 *participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 991-*
44 *6611 at least three (3) calendar days prior to the meeting. Public documents including the*
45 *agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms*
46 *strictly prohibits any form of unlawful discrimination based on race, color, religion, gender*
47 *identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any*
48 *program, activity, or service sponsored by the Village. Contact the office of the Village*
49 *Clerk/administrator for more information*
50

51 
52 _____
53 Planning and Zoning Administrator

Draft Minutes

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DRAFT MINUTES JUANUARY 5, 2026 PLANNING AND ZONING COMMISSION

THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF BOSQUE FARMS WILL HOLD ITS REGULAR MEETING ON MONDAY, JANUARY 5, 2026 IN THE COUNCIL CHAMBERS, 1455 WEST BOSQUE LOOP, BOSQUE FARMS, NM AT 6:30PM.

1. CALL TO ORDER & ROLL CALL

Present: Commissioner Garrison, Commissioner Schaus, Commissioner Baber, Chair Eastman,
Excused: Commissioner Hale

2. PLEDGE OF ALLEGIANCE

Lead by Commissioner Garrison

3. APPROVAL OF AGENDA

Motion to Approve: Commissioner Baber **Second:** Commissioner Schaus **Vote to Approve**
Unanimous

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Michael Webb 1935 El Dorado Loop. we're here to find out where the appeal's at for the home next door.

Acting Planning and Zoning Administrator APZA: We're going to try and get that scheduled for this month.

5. REVIEW & TAKE ACTION ON DECEMBER 1, 2025 MINUTES

Motion to Approve: Commissioner Schaus **Second:** Commissioner Baber **Vote to Approve:**
Commissioner Schaus, Commissioner Baber, Chair Eastman Abstain: Commissioner Garrison

6. CONDITIONAL USE:

- a. **Alexa Aguilar is requesting a Conditional Use for a Home Day-Care at 2870 Parklane Dr. Legally Described as PARK LANE ESTATES Lot: 33 Unit: 2**

Chair Eastman: You want to have childcare?

Alexa Aguilar Correct.

"PRESERVING RURAL AMERICA"

34 **Chair Eastman:** And how many children are you planning to accommodate?
 35 **Alexa Aguilar** According to the ECCD regulations, I am allowed to have six children.
 36 **Chair Eastman:** Are any of them yours?
 37 **Alexa Aguilar** No.
 38 **Chair Eastman:** And how young.
 39 **Alexa Aguilar** I was thinking about 4 years to 12 years old.
 40 **Chair Eastman:** And your property is on how much acreage?
 41 **Alexa Aguilar** Half acre.
 42 **Commissioner Schaus:** The times that you would be expecting traffic in and out of the property
 43 would be starting at 7 and then ending at 4:30.
 44 **Alexa Aguilar** Yes.
 45 **Commissioner Baber:** All pick-ups and drop-offs will happen in the driveway on the property not
 46 blocking the driveway or on the road?
 47 **Alexa Aguilar:** Yes
 48 **Commissioner Baber:** And I'm going to assume that the property is going to meet all the state
 49 requirements regulations for a day-care.
 50 **Chair Eastman:** Do you have a certification from the state?
 51 Discussion about State Certification and the process to receive it for a day-care.
 52 **Jerry Jones (public commenter, 2965 Parklane Pl, sworn):** Spoke in support of the application.
 53 **Abby Jones (public commenter, 2965 Parklane Pl, sworn):** Spoke in support of the application.
 54 **Joel Perez (applicants' husband 2870 Park Lane Drive, sworn):** Spoke in support of the
 55 application
 56 **Commissioner Baber:** There is a letter from the property owner saying giving permission to apply
 57 for the Conditional Use.
 58 **Joel Perez:** The owner of the property is my father and he provided the letter.
 59 **Patricia Little (public commenter, 2855 Park Lane Drive, sworn):** Opposed to application.
 60 Concerned about traffic negatively impacting neighborhood.
 61 **Chair Eastman:** And you're not planning to keep any of the kids overnight?
 62 **Alexa Aguilar:** No.
 63 **Motion to approve:** Commissioner Schaus: with the condition that after this approval is
 64 submitted to the state that copies of all the proper licensing is provided to Mr. Pierson. As soon
 65 as you get your licensing from the state. **Second:** Commissioner Garrison **Vote to approve:**
 66 **Unanimous.**

67 **7. DEPARTMENTAL REPORTS**

68 **Chair Eastman:** Illegal sign at 1550 West Bosque Lp.
 69 **APZA:** The contractor has picked the sign up.
 70 **Chair Eastman:** Asked about RV on Velvet Dr.
 71 **APZA:** The RV belongs to the home owners and is unoccupied, and has been moved from the
 72 front yard.
 73 **Chair Eastman:** Can people put signs on the village right of way that says do not park here, no
 74 parking, no parking anytime in front of their property line?
 75

APZA: No traffic control signs can only be put on the right of way except by government. Private roads are separate issue and are not regulated by the Village.

Chair Eastman: There is a sign at 930 Velvet.

APZA: I will investigate how to best enforce that, but usually that is a letter from the Village Attorney.

Chair Eastman: all right you've got a item here about the lineman school they developed and you had mentioned this before do you want to bring us an up-to-date on the new site plan or whatever they're going to do yes so at this point.

APZA: The lineman school owns the area to the south of the McDonalds and is looking to expand their outdoor training area, so the wall will be rebuilt to incorporate the vacant land within their privacy wall. We have asked them to provide an updated site plan and get a permit for the wall.

Chair Eastman: Asked about a previous request for used cars sales and if it was going to be resubmitted.

APZA: Explained the property is now being proposed as an auto repair facility with no auto sales. But no drawings or applications have been submitted, but a rough draft of the site plan had been shown to the APZA for initial review.

8. CHAIR & COMMISSION REPORTS

None

9. ADJOURNMENT

7:26 PM

TIME AND PLACE OF NEXT MEETING

THE NEXT MEETING OF THE VILLAGE OF BOSQUE FARMS PLANNING & ZONING COMMISSION WILL BE HELD ON MONDAY, FEBRUARY 2, 2026.

PLEASE NOTE: *The Planning & Zoning Commission may revise the order of the agenda items considered at this Open Meeting. If you are an individual with a disability who needs a reader, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the office of the Village Clerk at (505) 991-6611 at least three (3) calendar days prior to the meeting. Public documents including the agenda and minutes can be provided in digital or hardcopy format. The Village of Bosque Farms strictly prohibits any form of unlawful discrimination based on race, color, religion, gender identity, sexual orientation, sex, national origin, age, disability, or political affiliation in any program, activity, or service sponsored by the Village. Contact the office of the Village Clerk/administrator for more information*

Planning and Zoning Administrator

Case 1

Proposed Subdivision of Lands of Boggess Tract: 3C

The applicant is requesting a Land Split and must comply with the following.

§ 10-2-15 Land-split procedures.

A. Process. A land-split, as defined by this Section 10-2, may be approved by the governing body following recommendation by the Commission in a two-step process of preapplication conference and submission of a final plat.

B. Qualifications. In order to qualify for approval as a land-split, the following conditions must exist:

- (1) The land-split subdivision shall divide the tract into two lots. These two lots or any part thereof shall not be further divided as a land-split subdivision.
- (2) The two lots shall conform to the zoning regulations governing that zone district.[1]
- (3) Adequate ingress and egress to and from both lots must be provided by the subdivider by either a public dedicated roadway or a private roadway easement of at least 40 feet in width.
- (4) The Village shall not be responsible for any private roadway easements developed in a land-split subdivision.
- (5) Application and approval for a land-split subdivision shall be made in accordance with the procedures in §§ 10-2-7, 10-2-8, 10-2-12 and 10-2-13 of this Section 10-2.
- (6) The subdivision shall not be in conflict with any provision of this Section 10-2, the Master Plan, or Section 10-1, Zoning, of the Village.

C. Application, review, decision and recording procedures shall conform to §§ 10-2-10A, B, D, E and F, 10-2-11 and 10-2-22.

Review:

This application does not appear to be in conflict with the requirements of the Zoning Code.

Corrections needed

1. The Village Sewer and Water Department should be added to the utilities signature block.

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Chris Gillespie, Mayor

Council:
Ronita Wood
Michael Cheromiah
Erica DeSmet
Tim Baughman

REQUEST FOR A LANDSPLIT

INSTRUCTIONS: A signed and notarized application must be submitted along with the payment of an administrative fee twenty (20) days prior to the scheduled Planning and Zoning Commission Meeting. Seven (7) copies of the proposed replat must be submitted.

Applicant's Name (s):

Lonna Podeyn

If Applicant is not the Landowner, please attach a written statement of approval from the landowner.

Physical Address of Requested Landsplit:

1210 Bosque Farms Blvd
Bosque Farms NM 87068

Mailing Address of Applicant:

Telephone Numbers(s):

(505) 220-5665
Day Evening

Zone of Property:

Commercial

Legal Description of Property:

Section 1 Township 7
Range 2 Lots

Total Acreage of Each Lot Before Landsplit:

Lands of Tract 34 Lands of Boggs
4.2518

Total Acreage of Each Lot After Landsplit:

2.0238 / 2.2281

Access to the Property Via:

road as on plat via Highway 47

Amount of Roadway Frontage on Each Lot:

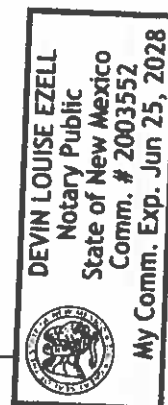
45 ft

I DO HEREBY CERTIFY that the statements I have made on this Application for a Conditional Use Permit are true and correct to the best of my knowledge.

Sam Podes

Applicant's Signatures

SUBSCRIBED AND SWORN TO before me this 8th day of January, 2026.
My Commission expires on the 25th day of June, 2028.



Rec# 00276964
Paid 9/10/25 (\$160.00)
under subdivision Permits
Application Fee \$50.00

Devin Louise Ezell

Notary Public

Received by:

Sign Issued On:

To Be Posted:

7 Copies of Plat Submitted:

Receipt # _____

Date: _____

_____ to _____

☐ Yes ☐ No

Published In:

Date(s) of Publication:

Date of Planning & Zoning Commission Meeting:

Planning & Zoning Commission Decision:

Requirements/Restrictions (if applicable):

Date of Governing Body Meeting:

Governing Body Decision:

Requirements/Restrictions (if applicable):