

VILLAGE OF BOSQUE FARMS

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Sharon Eastman, Chairwoman

Commission:
Dan Garrison
Joe Hale
Michael Baber
Kevin Schaus

Planning and Zoning Commission Minutes September 8, 2025.

1. CALL TO ORDER & ROLL CALL

All Commissioners Present

2. PLEDGE OF ALLEGIANCE

Commission Schaus

3. APPROVAL OF AGENDA

Motion to approve: Commissioner Schaus Second: Commissioner Garrison Vote:
Unanimous

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

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

None

5. COMMISSION TO REVIEW AND TAKE ACTION ON PREVIOUS MINUTES

Attachment A 8-4-25 P&Z minutes.pdf

Motion to approve: Commissioner Garrison Second: Commissioner Schaus Vote:
Unanimous

6. COMMISSION TO REVIEW AND TAKE ACTION ON CONDITIONAL USE PERMIT FOR 615 COUNTRY LN

Chair Eastman: Applicant is requesting to live in the old house while the new one's being built?

Venus Baraza (615 Country Ln. Applicant sworn): That's exactly what we are asking for.

Chair Eastman: How long do you think it's going to take?

Venus Baraza: No more than a year. If everything goes perfect.

Chair Eastman: noted that the application was marked permanent, not temporary for the conditional use.

The applicant approved the change from permanent to temporary and initialed the application where the change was made.

Chair Eastman: And how much property do you have there?

Husband of Applicant (615 Country Ln, applicant, sworn): Two acres.

“PRESERVING RURAL AMERICA”

Discussion amongst Commission about the nature of the conditional use to allow two dwellings during construction

Commissioner Schaus: The only other thing that I might recommend that we correct is just the wording for the use of the permit. The request on the permit read “request to demolish the existing house until the new house is finished.” The application was changed to read “to live in house until new build is complete (Certificate of Occupancy issued by NMCID) and existing house will be demolished.”

Also questioned the setback on the rear.

Zoning Enforcement Officer Otero (ZEO): Showed the Commissioners on the site plan how the plan met setbacks.

Applicant stated they would connect to sewer and water with the Village. They were not sure if the existing equipment would be used or if they would have to install new equipment.

Leslie Arbuckle and Louis Arbuckle. (neighbor adjoining, speaker, sworn): Supports the request, noted there is a fence encroaching on the neighbor's property, but that is being fixed.

Chair Eastman: I would entertain a motion.

Commissioner Schaus: My motion to approve the conditional use permit at 615 Country Lane with the change on the... application being moved to limited and then the change of the verbiage under the conditional use permit description. The conditional use permit would be valid for 24 months. That's enough time to build.

Motion to approve with proposed changes: Commissioner Schaus Second: Commissioner Hale

7. DEPARTMENTAL REPORTS

CEO: gave a report on current enforcement actions and cases going to court.

Acting Clerk/Administrator: Updated Commission on Contract for a temporary Planning and Zoning Administrator, the contract Rural Addressing with Valencia County. Provided information about other Village activities unrelated to Zoning or Planning, such as bike trail cleaning and flood plain audit.

Indicated that an appeal that was submitted prior is still moving forward. Spoke about approved building permits within the Village.

Discussion about building permits in the Village including permit posting, illegal construction, how permits are approved and inspected.

8. CHAIR & COMMISSION REPORTS

Chair Eastman: Discussed some ongoing violations and the difficulties enforcing them.

We're going into another transition there, so it's just going to add another four months or five months, so you know. I understand that we want to manage the time that this gets drawn out as well, but until we get some.

Commissioner Hale: I have nothing at this time.

Commissioner Garrison: Thanked the Acting Clerk for speaking at the Rotary Club of Los Lunas.

Commissioner Baber: Expressed concerns about the new development on NM 47 including construction materials outside the property on North Bosque Lp. and incomplete sidewalks on NM 47.

Discussion amongst staff and Commissioners about ownership of the property and NMDOT responsibilities for the sidewalks along NM 47.

CEO noted that he was informed by NM DOT that they are short on staff when he contacted them about cutting weeds along NM47.

ADJOURNMENT – 7:30



Planning and Zoning Commission Chair

