



**VILLAGE OF BOSQUE FARMS
PLANNING & ZONING COMMISSION
MINUTES OF THE REGULAR MEETING
NOVEMBER 6, 2017**

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 Eastman, Commissioners Karen McAda, Carl Hulsey, Robert Morgan and Dan Garrison as well as Planning & Zoning Administrator Loretta K. Hatch.

4. PLEDGE OF ALLEGIANCE

Commissioner Hulsey led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Commissioner Hulsey moved to **APPROVE** the Agenda for the November 6, 2017 Regular Meeting of the Planning & Zoning Commission with the amendment that the request for a Conditional Use Permit by Dolly Wallace by removed due to Mrs. Wallace rescinding her application. Commissioner McAda seconded. **Motion carried unanimously.**

6. APPROVAL OF THE MINUTES

October 2, 2017 Regular meeting of the Planning & Zoning Commission

Commissioner McAda moved to **APPROVE** the minutes of the October 2, 2017 Regular meeting of the Planning & Zoning Commission with the following amendment.

Chairwoman Eastman requested that under New Business Item A. Update from New Mexico League of Zoning Officials workshop concerning changes to sign ordinance. The last sentence read “Chairwoman Eastman to address Council at their next meeting to inquire if they would approve of the Commission making changes to the 10-1 Comprehensive Zoning Ordinance.”

1 Commissioner Garrison seconded. **Motion carried unanimously.**
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6 **7. NEW BUSINESS**
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8 **A. Request for a Conditional Use Permit as per Ordinance 10-1-11.E(5) by**
9 **Lucero Chavez for the purpose of operating an outdoor flea market at 1255**
10 **Bosque Farms Blvd., Bosque Farms, NM 87068**
11

12 Sworn in:

13 Carmela Gonzales- Interpreter- 3231 Prairie Sage, Los Lunas, NM 87031

14 Lucero Chavez-Applicant- 4627 Allsup Circle, Los Lunas, NM 87031

15 Martin Garcia-Representative- 1035 S. Bosque Lp., Bosque Farms, NM 87068
16

17 Discussion regarding the site plan for the outdoor flea market.
18

19 Mr. Garcia addresses Commission with an overview of the site plan and business
20 operations for the flea market on behalf of Mrs. Chavez. He explained that she has
21 purchased the property and has plans to fix up the existing structure but in the
22 meantime, would like to operate an outdoor flea market in order to start generating
23 some revenue. She would like to eventually house her salon and an event center inside
24 of the existing structure.
25

26 Commissioner Hulsey inquired about restroom facilities. Mrs. Chavez stated that she
27 plans to bring in portable restrooms on the southwest corner of the building. Later
28 when the building is finished she will be using the restrooms inside.
29

30 Commissioner Hulsey inquired about the ingress/egress to the property. Mr. Garcia
31 stated that a driveway access permit has been submitted to NMDOT and is currently in
32 process, but anticipated to be able to use both drive cuts without designation or
33 restriction on entrance/exit. Commissioner Hulsey suggested that they do so.
34

35 Commissioner McAda inquired as to whether or not there would be on site
36 management while the flea market was in operation. Mrs. Chavez stated yes there
37 would be. Commissioner McAda asked if she knew who that would be. Mrs. Chavez
38 stated that she was not sure at this time but it would probably be a family member.
39 Commissioner McAda asked if that individual would be bi-lingual. Mrs. Chavez stated
40 yes the individual would be bi-lingual.
41

42 Commissioner Garrison inquired as to what the days of operation would be. Mrs.
43 Chavez stated Friday, Saturday and Sunday. Chairwoman Eastman asked what the
44 hours of operation would be. Mrs. Chavez stated Friday “all day” and Saturday and
45 Sunday 6am to 4pm.
46

47 Commissioner Morgan inquired of Mr. Garcia whether NMDOT had taken into
48 consideration pedestrians walking through the flea market and requiring drive lanes

1 and if there would be designated times when people could drop off their wares and not
2 be able to go in and out after that point in time in order to protect the pedestrians. Mr.
3 Garcia stated that the NMDOT was only concerned with HWY 47 and the access into
4 the site and that control of the site itself would be up to the manager. The north side
5 has been designated as the parking area and they anticipate a portable fence of some
6 sort to separate the parking area from the use so that the pedestrians and automobiles
7 will not be mixing. Mr. Garcia stated that the vendors will be allowed to park and set
8 up prior to opening and that the public will be let in. Mrs. Chavez stated that the
9 vendors will set up at 5am and if a vendor is late then the onsite manager will guide
10 them.

11
12 Commissioner Morgan inquired as to if the area would be lighted. Mrs. Chavez stated
13 that the electric wires have been stolen so as of now there is none but they be replaced.

14
15 Commissioner Morgan inquired as to if there would be signage on the premises with
16 contact information for management. Mrs. Chavez state that yes there would be. Mr.
17 Garcia stated that they will be utilizing the existing "Hacienda" sign and it will have
18 contact information for the flea market.

19
20 Commissioner Morgan reiterated that someone would be onsite the entire time that the
21 flea market was open. Mrs. Chavez stated yes.

22
23 Commissioner Morgan inquired as to whether or not there was currently base course
24 in the area to be used. Mr. Garcia stated that there are some areas with hard surfacing
25 on them such as concrete or asphalt and the other areas are gravel. Where the lumber
26 was stored in the past under the canopies have a concrete surface.

27
28 Commissioner Morgan inquired as to whether or not there were any open holes such
29 as abandoned septic tanks or the like. Mr. Garcia stated no there was not.

30
31 Chairwoman Eastman inquired about how much noise would be generated from the
32 entertainment that was proposed in the letter of purpose and intent. On the application
33 for the Conditional Use Permit it stated that there would be no noise. Mrs. Chavez
34 stated that there would be no noise at night. Charwoman Eastman asked Mrs. Hatch
35 how many houses where located behind the site. Mrs. Hatch replied that there were
36 three residential lots to the west that shared a property line with the site and that there
37 were currently solid fences between them and the site. Mrs. Hatch also stated that
38 there was approximately 250 to 300 feet between the canopies and the residential
39 structures. Charwoman Eastman has some concern regarding the amount of noise
40 generated not by the vendors but by any entertainment that may happen on the
41 property and if it would be disruptive to the residential properties. Mr. Garcia stated
42 that the noise will be much less than that generated by the daily operations of
43 Hacienda. He stated that the use of heavy equipment back-up alarms alone was
44 generating more noise than the entertainment would. Chairwoman Eastman stated that
45 she remembered that Hacienda's loud speaker in the yard was very loud and that she
46 was certain the flea market would be far less noisy but still asked that any speaker
47 used would not be too loud. Mr. Garcia stated that Mrs. Chavez would have

1 performers and magicians up towards the building and street not at the back of the
2 property.

3
4 Mr. Garcia stated that there is a phased development plan for the property and that he
5 would return if needed to request additional permits depending on what the final usage
6 is.

7
8 Mrs. Chavez was read 10-1-11.E(5)(a)-(g) by Mrs. Gonzales to make sure that she
9 understood the regulations concerning operating an outdoor flea market. Mrs. Chavez
10 stated that she understood.

11
12 Commissioner Morgan asked if she intended to bring items onto the property and store
13 them there. Mrs. Chavez stated no she did not.

14
15 Lee Whorton asked for clarification regarding the allowance of animals on the
16 property. Mrs. Hatch stated that the sale of animals on the premises was prohibited but
17 that nothing would prohibit someone bringing their animal with them to the property.

18
19 Motion made by Commissioner McAda to **APPROVE** the request for a Conditional
20 Use Permit as per Ordinance 10-1-11.E(5) by Lucero Chavez for the purpose of
21 operating an outdoor flea market at 1255 Bosque Farms Blvd., Bosque Farms, NM
22 87068. Seconded by Commissioner Garrison. **Motion carried unanimously.**

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24 **8. MONTHLY REPORT**

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26 Mrs. Hatch gave a brief monthly report.

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28 **10. ADJOURN**

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30 Motion made by Commissioner McAda to **ADJOURN** 7:20PM. Seconded by Commissioner
31 Morgan. **Motion carried unanimously.**

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33 **PASSED, APPROVED AND ADOPTED THIS 4TH DAY OF DECEMBER, 2017.**

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35
36 ATTEST:

37 _____
38 Sharon Eastman, P & Z Chairman

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41 Loretta K. Hatch, Planning & Zoning Administrator/Officer