



TOWN OF PERALTA

Planning & Zoning Commission
90 A Molina Rd - PO Box 1830
Peralta, NM 87042

Commissioners:

Waldy Salazar, Leroy
Pacheco, Christine Murphy,
Vincent Milavec, Christine
Amestoy

MINUTES

PLANNING & ZONING MEETING

Tuesday February 15, 2022 @ 6:00P.M. AT PERALTA TOWN HALL, 90A MOLINA RD.

- 1) **Call to order AT 6:05 PM.**
- 2) **Pledge of Allegiance; led by Commissioner Salazar.**
- 3) **Commissioner present were Commissioner Murphy, Commissioner Pacheco, Commissioner Salazar, Commissioner Milavec, and Commissioner Amestoy.**
- 4) **Consideration and Possible Action to Approve Agenda for February 15, 2022.** Commissioner Milavec made a motion to approve February 15, 2022 agenda, Commissioner Pacheco did state that there was an error in address on the Variance should be 3526 Highway 47 not 3626 Highway 47, second by Commissioner Pacheco. Approved.
- 5) **Consideration and Possible Action to Approve Minutes for December 21, 2021.** Commissioner Pacheco made a motion to approve January 21, 2022, second by Commissioner Milavec. Approved.
- 6) **Consideration and Possible Action to Approve Minutes from January 18, 2022.** Commissioner Milavec made a motion to approve January 21, 2022, second by Commissioner Pacheco. Approved.
- 7) **Introduction of new Planning and Zoning Commissioners – Christine Amestoy and Christine Murphy.** "Welcome"
- 8) **Consideration and Possible Action to Approve Planning and Zoning First Chair and Second Chair.** Commissioner Salazar made Motion for Commissioner Milavec to be First Chair, Commissioner Amestoy second the motion to approve Commissioner Milavec as First Chair, Approved. Commissioner Salazar would like a recommendation for Second Chair. Commissioner Murphy made a motion to vote in Commissioner Pacheco as Second Chair. Second was made by Commissioner Salazar. Approved.
- 9) **Public Discussion – Non-Agenda Items.** No Discussion.
- 10) **PUBLIC HEARING**
 - a. **Conditional Use Permit** 64 Honeyfield Road, requesting a Conditional Use Permit for their grandson to live in a Recreational Vehicle as a second resident to care for an elder family member. Legal: Tract: 11A (9.21 AC) & TRACT 16B (3.70 AC) S: 14 T: 7N R: 2E TOTAL 12.91 ACRES. Sworn in was Dan, Desiree and Cameron Mitchell. Dan, Desiree Mitchell and Cameron Mitchell are asking the Commission to allow Cameron and his wife to live in a RV to help Dan and Desiree Mitchell take care of Desiree's Father who is suffering with Alzheimer's.

b. Consideration and Possible Action to Approve Conditional Use Permit at 64

Honeyfield Rd. Commissioner Milavec made a motion to approve the conditional use permit, Second by Commissioner Murphy, roll call vote, Commissioner Pacheco; Commissioner Pacheco has concerns about the increase of family members who are coming to the P and Z Commission requesting to live in a Recreational Vehicle to take care of their elderly relatives. He believes that there is a lot of personal questions that need to be asked. First question we always ask is why can't you live in the house, in this case there is already a second resident on this property and I don't agree with allowing a 3rd resident. Commissioner Pacheco believes that these issues will keep coming before the Commission, when do we stop allowing this? Commissioner Pacheco votes Nay, Commissioner Salazar stated that this conditional use is for only 1 year, if the Mitchells need more time they will have to come before the P and Z Commission again. Continue roll call vote, Commissioner Amestoy, Aye, Commissioner Murphy, Aye, Commissioner Milavec, Aye. Motion approved.

c. Variance – 3526 Highway 47, requesting a Variance for the building setbacks of an established building. Legal: Tract: 70C S: 23 T: 7N R: 2E 1.00 ACRE MAP 70. Edward Gifford who will be leasing this building is asking for a Variance to be granted due to this building was constructed prior to Town of Peralta's incorporation.

d. Consideration and Possible Action to Approve Variance – at 3526 Highway 47. Commissioner Milavec made a motion to approve the setback Variance, Commissioner Murphy second the motion, Roll Call vote, Commissioner Milavec, Aye, Commissioner Pacheco, Nay, Commissioner Amestoy, Nay, Commissioner Murphy, Aye, Commissioner Salazar Aye. Approved.

11) Subdivision Regulations Ordinance Section 7 – Pre-Application Procedure, Sketch Plan Submittal Tract: 65E3 (0.56 AC), TRACT 65F3A1 (0.97 AC), TRACT 66B (6.29 AC), & TRACT 65F3B (0.04 AC) S: 23 T: 7N R: 2E TOTAL 7.86. Barbra Stetz owner of the above mention parcel is asking the Planning and Zoning to allow this property to subdivided into 4 separate tracts of property. Three tracts would be 2.01 acres one tract would be 1.01 acres. The 1964 Plat shows a division of the property due to the road Forgotten Promise runs through this property separating out the 1.01 ac. Planning and Zoning was ok for Ms. Stetz to move forward with the subdivision. The property would still remain as Rural Residential.

12) Next Schedule meeting March 15, 2022 at 6:00pm.

13) Adjourn at 6:40 AM.

*Agenda Subject to change. Appeals. Any person aggrieved by a decision of the Code Enforcement Officer or the P & Z commission in carrying out the provision of this ordinance may appeal the decision to the Town Council.

INDIVIDUALS WITH DISABILITIES: TO REQUEST AN ACCOMMODATION OR INFORMATION ABOUT PHYSICAL ACCESSIBILITY, CALL 505-869-2050



Kori Taylor, Town Clerk