FINAL
AGENDA

FOR THE REGULAR MEETING OF THE CITY OF BELEN PLANNING AND ZONING COMMISSION, STATE OF NEW MEXICO, COUNTY OF VALENCIA TO BE HELD ON MONDAY THE 11th OF FEBRUARY 2019 AT 6:00 PM IN THE COUNCIL CHAMBERS AT CITY HALL, 100 SOUTH MAIN STREET, BELEN, NEW MEXICO 87002.

ALL P & Z COMMISSION MEETINGS ARE VIDEO AND AUDIO RECORDED.

A COPY OF THE AGENDA MAY BE OBTAINED FROM THE OFFICE OF THE CITY OF BELEN PLANNING & ZONING DEPARTMENT.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGENCE**

4. **APPROVAL OF AGENDA**

5. **APPROVAL OF MINUTES**
   Minutes of January 14, 2019
   Minutes of January 28, 2019

6. **RESENTATION**
   Belen Main Street

7. **PUBLIC COMMENT 3 MINUTE PRESENTATIONS:** If more time is needed for presentation, please ask to be scheduled on the next agenda.

8. **DISCUSSION**
   Master Plan (Pages 34-44)

9. **INFORMATIONAL ITEMS**
   a. Communication from the Commission and Staff

10. **ADJOURNMENT**

RESPECTFULLY SUBMITTED

/s/
Lisa R Miller, Planning & Zoning Administrator

cc: Mayor & City Council
News Bulletin
Belen Chamber of Commerce
Belen Recreation Center
Belen Public Library
Belen City Hall

JERAH R CORDOVA
MAYOR
LEONA VIGIL
CITY MANAGER

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CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
FEBRUARU 11, 2019

Chairman Steve Ethridge called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:00 PM.

PRESENT: Chairman Steve Ethridge
Vice Chair Pete Armstrong
Commissioner Gordon Reeves
Commissioner Jim Lardner
Commissioner Claudine Montano

CITY STAFF: Steven Tomita, Planning & Economic Development Director

OTHERS: Henry Rau, Belen Main Street Group
Jerah Cordova, City of Belen Mayor

APPROVAL OF THE AGENDA

Steven Tomita informed the Commission that the Mayor has requested to speak to the Planning & Zoning Commission and this needs to be added to the agenda. It should be added after the Main Street presentation.

Chairman Steve Ethridge said that it should be added after the Main Street presentation.

Vice Chair Pete Armstrong moved to approve the Agenda with the added agenda item.

Commissioner Gordon Reeves seconded the motion.

Motion Carried.

APPROVAL OF THE MINUTES

The minutes of January 14, 2019 were reviewed.
Vice Chair Pete Armstrong moved to approve the minutes of January 14, 2019.

Commissioner Gordon Reeves seconded the motion.

Motion carried.

The minutes of January 28, 2019 were reviewed.
Vice Chair Pete Armstrong moved to approve the minutes of January 28, 2019.

Commissioner Claudine Montano seconded the motion.

Motion carried.

PRESENTATION
Steven Tomita informed the Commission that this presentation was presented to the Main Street group last month and it really presents the things that you look at to begin to turn a Community around. It was a really simple, strait forward and he felt it was something that the Commission needs to look at. The person who is going to present this is Henry Rau.

Belen Main Street presentation
Henry Rau informed the Commission that the presentation was based on a book that he had read, published by an organization called The Project for Public Spaces. This organization has been around for several decades and has begun to work in conjunction with the National Main Street Organization. He found some interesting and relevant points that could apply here in Belen. The book is all about place making. Place making is a term defined as a process of creating quality spaces. If you design a place that is attractive and appealing it becomes transformative for the local economy. It encourages institutions and entrepreneurs' to take notice and participate. He showed the Commission a video concerning this subject. He said it is important that people all over the country working to help make places better. Belen has some places that have the potential be great but they are not there yet. Instead of looking at giant places that take years to complete. It is more useful to make an existing place better, with minimal investment. An example is a little place called Cascade in Idaho. They have no traffic lights with a 25 mph speed limit, used flags, planters in front of businesses and parks. Small things that did not cost much but added a lot. There are four main areas of interest. They are Uses and Activities; Comfort and Image; Access and Linkages; and Social Ability. These four areas of interest make the difference between a place that is potentially great or a place that is great. To him the Uses and Activities are the most important one. In designing places we need to think about what people do there. Comfort and image are important. Safety, cleanliness and image are very important. Access is also an important aspect. Another big item in the book is the power of 10. When you reach a tipping of about 10 things that makes a difference in a place that is noticed and a place that is un-noticed. He thought of nine destinations in Belen. The railroad district is one. The Harvey House is in that district. The films that were done in the railroad district plus they could tour the Duddle Bug. There is an Art District. There is the Anna Becker Park area. Even the Onate Theater can be one. There are a few things that are east of town. The Great Blocks Grant area is also one. These are some of the things that we need to think about. He thanked everyone for listening.

Vice Chair Pete Armstrong said that the railroad is a big draw.

Henry Rau said that there is a website, called virtualrailfan.com that has webcams located along railroad tracks all over the world, including the Belen Harvey House area. You can watch trains any time you want. This is one thing that people need to be made a aware of.

Chairman Steve Ethridge asked if the Harvey House could have a little deck built that you could wire with sound so that people could use.

Henry Rau said that there is a deck on the roof of the Harvey House. It is on the portico. It has a doorway that leads to that.

Chairman Steve Ethridge said that the River Park is one of those areas.

Vice Chair Pete Armstrong said there is also a park area a little north of there, called the Whitfield Farms. They have a lot of programs and trails going on there.

Presentation by the City Mayor, Jerah Cordova

The Mayor informed the Commission that he has come up with a Direct Impact Projects for the City of Belen. Sometimes when the Council reviews some of the plans that are presented to us, we come up with some things that are just really not possible. To counter that he has put together this plan. The introduction includes a current growth that the City has been seeing. We have had a lot of fluctuation in growth up until 2014. In 2014 we see consistent surge in growth that held pretty steady until 2018. In 2018 you see an incredible jump in growth. The momentum is in our favor right now and there is a lot of opportunity for growth in Belen. Things are starting to build. What he is trying to do with this plan is outline different ways in which we can have activity, and different ways that we can invest in town, and where as a City we should put our focus. First and foremost we need to understand what our assets are in the City. We need to identify and establish new economic anchors. This is incredibly important to any of those activity centers that we are developing. In order for us to create activities in an area you have to have an anchor to draw those people in. The railroad is a huge draw to bring people into the railroad district area. There are these types of area in Belen. Promoting a marketing the City's quality and its economic engines is another area that is important. We are an incredibly historic and cultural area but we do not do very much to promote that. We need to build on this to bring people to our town. There is a need to invest to improve our infrastructure. We need to determine what projects we can do with our own resources. This is a difficult project to accomplish but we need to look at projects like pocket parks, etc., things that we can do ourselves. Code enforcement is also very important. We also need to increase the local spending over outside spending. The more we can bring it home the better off we will be. The basic strategy we need to work on is to determine what our overall direction and what is our plan for the future and how we are going to approach this and complete them. We also need to specific projects we need to accomplish. We have a ton of assets in town. We need to promote ourselves as best as we can. There is an opportunity for tourism. We need to do a better job of marketing our town. He spoke of the different areas that Belen can use for business opportunities. We need to build up our economy. Another concept is to help is creating a bypass along the freeway between Los Lunas and Belen. The opportunity to see the rail yards grow. The airport is another area that can really grow. We have a lot of cool history and culture in the area that we can use. There are a lot of famous people from Belen that need to be used and recognized. He went over some of the projects that he would like to see completed. We need to create good circulation off of Main St. The more circulation we create the more development we will see. He went over a list of areas that he sees potential for increasing circulation and repairing some of the infrastructure. He went over some of the properties that the City owns so that we can use some of that funding for some of these projects.

He spoke about increasing signage in Belen. All of these things need to be kept in mind. Some of these things can be included in the Master Plan that the Commission is working on.

Chairman Steve Ethridge said that he thinks it would be good if we brought in some of the manufactures and recognize them. We need to have better communications. We have a lot of cultural assets that we can use.

PUBLIC COMMENT – 3 MINUTE PRESENTATIONS
There were none.

DISCUSSION
Comprehensive Plan/Master Plan (Pages 34-44)
Vice Chair Pete Armstrong said that there were many errors on the document that they are working on.

Steven Tomita said that the document was taken from a PDF file and converted into a word document so that it could be worked on. When this is done you get all kinds of funky errors showing up that are not on the original document. When the document was done they predicted projects for that time but we need to move this into what we want to see going from now going forward. Everything that needs to be looked at need to be looked at. The world has changed since this document has been done.

Vice Chair Pete Armstrong said that there needs to be consistency within this document.

Steven Tomita said that what they are going to need to do is to decide what we want the end results are for the 20 year period. You then came back to the present and move in increments' of time periods to accomplish the end result.

Chairman Steve Ethridge said that it is a difference between the charts and the figures.

Steven Tomita said that anything that you project in the document needs to make sense. It needs to be read and understood by all. When you are writing a document you typically write for a person with an eighth grade education.

Chairman Steve Ethridge said that he was under the impression that this document was mainly for developers, etc. looking at this area.

Steven Tomita brought up Queen Creek and the process he went through to develop in that area. The Commission needs to keep the document balanced. They need to be looking at our history and our now and where we want to go.

The Commission went over the first few pages and had no comments.

Steven Tomita said that the Commission is skipping over these pages without any comments when this is the area where we need to be showing where we want to go. This is looking at the projections. These pages are to the point we are going to need to project the future and where we want to be. We are in the real meat of the document. They are now to the point of going forward.

Chairman Steve Ethridge said it was his understanding that all the numbers were accurate and change them to where they should be. Is the chart is of any real use to the document.

Steven Tomita said that it gives you a think process. It says here is where we are and here is where we think we are going to be in the next 20 years. This is where we do the forecasting. He used the Mayors charts as an example. We are at the hard part of the document. He explained how the Commission wanted different groups involved with this so that they would have an input into the document.

The Mayor explained how he got his information. They spoke about the impact that the I-25 Bypass update would affect the growth of the City of Belen. This is where they need to get into a good discussion.

Commissioner Gordon Reeves thanked the Mayor for his presentation and has provided a wealth of information and he would like to table this until the next meeting so that it would give them a change to go over the information again.

Steven Tomita said that they need to go into this seeing that this part of the document is where they go forward. This is going to affect a lot of document and not just this one.

Mayor Cordova said that there is a lot of information that needs to go into the process of this document for analyzation. We have to look at other areas around us to.

Vice Chair Pete Armstrong said that he saw over and over inconsistencies in the document. He went over one of the charts that they have already looked at. He would like to see that they have good data and it is factual.

They spoke about the charts and whether some of them are needed or if some of them can be combined. They also need to focus on the people who live here. There is a great deal of leakage going on here. Those numbers need to be captured.

Steven Tomita said that the traffic is backed up in Los Lunas but it is not happening here in Belen. When Keter moved in some of our traffic has increased a little. This shows that the Belen area is not leaking as much as some areas. It shows that the people who live here are working here also.

Chairman Steve Ethridge said that the River Rd area needs to be added. It is a major area for more development.

Mayor Cordova said that the I-25 Bypass needs to be included. A lot of traffic goes in and out of there.

Steven Tomita asked them how big they wanted the Steering Committee so that they can start on this document. They need to be asking each other and others questions so that they can get a good discussion going on about where they want to be and where they want to go.

Commissioner Jim Lardner asked if there was a way that they could get numbers about how much the new Loves Truck Stop has affected this area.

Steven Tomita said anything that comes into the area, whether it is in the Rio Communities are or somewhere else close by, can affect this are.

INFORMATIONAL ITEMS

Communications from the Commission and Staff

Steven Tomita said that Circle K has been working on site but has not started any real work. They plan on starting this week. All of the RV Parks have been bought and they want to purchase more land for more RV parks.

Commissioner Gordon Reeves asked what was planned for the Mesa Motel.

Steven Tomita said that the owners were not sure what they would be doing with this.

ADJOURN

There being no further business to come before the City of Belen Planning & Zoning Commission, Commissioner Claudine Montano moved to adjourn.

Commissioner Gordon Reeves seconded the motion.

Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 8:19 p.m.

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Chairman Steve Ethridge

ATTEST:_____
Steven Tomita, Planning & Economic Development Director