

**MINUTES**  
**ZONING CODE UPDATE FOCUS GROUP**  
**TUESDAY, JULY 18, 2023**

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The Zoning Code Update Focus Group met on Tuesday, July 18, 2023, at 5:30 PM in the Village Council Chambers. Those present were Erin Callahan (Village of Los Lunas), Alex Ochoa (Village of Los Lunas), Sonia Walker (Village of Los Lunas), Jackie Fishman (Consensus Planning), Charlene Johnson (Consensus Planning), Jonathan Turner (Consensus Planning), Giovanna Archuleta, Dean Vigil, Ambros Chavez, and Josh Johnson. Members of the public present was Felina Martinez (Valencia County News-Bulletin).

Alex Ochoa began the meeting at 5:33 PM

**Item 1: Staff and Focus Group Introductions**

A. Ochoa introduced the purpose of the group and led introductions.

**Item 2: Project Overview**

A printed copy of the existing code was provided to each group member.

A. Ochoa gave an overview as to why the Village is looking to update the entire zoning code. Mainly to create a code that is up to date with current standards and ease of use.

**Item 3: Los Lunas Zoning Code History**

E. Callahan gave an update of the previous revisions of the code. The last update of the code in its entirety was in 2001.

**Item 4: Current Project Status**

J. Fishman took lead of the meeting and explained Consensus Planning and the focus group members' roles in the code update process. J. Fishman asked the group to reach out to other community members to gain more insight into the community's needs.

An annotated outline of a draft reorganization of the code was provided to the group. E. Callahan gave an overview of the proposed reorganization and how it compares to the current structure of the code.

D. Vigil asked about the zone districts. He asked where agricultural and assisted living care facilities are classified. J. Fishman stated that assisted living care facilities are different because they are neither residential nor commercial. J. Fishman stated it may not be a district, but perhaps a permissible use. E. Callahan stated there are no agricultural zones currently, but they are included in the residential zones. However, an agricultural zone could be looked at if that's the feedback. D. Vigil stated it is mainly around the river areas (North Los Lentos) and only pockets otherwise.

A. Ochoa stated staff can make a table of the different land uses percentages for the next meeting.

There was discussion on the different levels of agricultural uses and intensity in the zones. Currently, the zone does not differentiate between an intense agricultural farm or a residential use with some agricultural uses.

J. Fishman stated Main Street has always been a concern and her firm has heard a lot of complaints. The question is, should there be an overlay zone where it has its own standards and requirements? D. Vigil asked about what is grandfathered in or not. He asked about the level of restrictions.

J. Fishman stated it ties in with the vision of the Village for Main Street. She stated that the zoning code is the implementing tool for the comprehensive plan. D. Vigil asked for a copy of the plan. A. Ochoa provided information on how to access the plan online.

E. Callahan stated the Village had a Main Street overlay, but it has been removed approximately for 15 to 20 years. The problem with it was that it required Planning & Zoning Commission approval for all development plans; and it was her understanding that they would get into details that exceeded their scope. A. Chavez provided some context to what occurred during those reviews.

E. Callahan gave examples of what an overlay could do to preserve and/or create a vision for Main Street.

A. Chavez gave an example of the complaints regarding the new car wash on Main Street.

D. Vigil stated a quasi-historic overlay could be on Main Street. A. Chavez asked what is still historical in the area. He stated there are some existing structures that could be historical. G. Archuleta asked about a historic preservation committee. E. Callahan stated there are no historic preservation measures within the Village ordinance currently. There are state and federal registers that apply, but there is not a local process. She stated that is a topic that frequently goes in a zoning code.

J. Fishman gave examples of what could be included in an overlay and stated those are things that the group will explore. G. Archuleta asked what small towns Consensus Planning has worked in. J. Fishman answered that she has worked in every corner of the state and in various cities. G. Archuleta wanted to see other codes to compare. A. Chavez reminded everyone that we are in Los Lunas and we are unique. He stated they want to preserve our community. D. Vigil thought again of Main Street and directing heavy traffic away from the area to somewhere else, such as Morris Rd.

J. Fishman talked about a light industrial zone that creates a buffer between residential and heavy industrial zones.

D. Vigil asked about how much feedback is solicited from NMDOT and other agencies regarding the Comprehensive Plan and future planning, such as the new corridor. A. Ochoa provided a basic rundown of what the comprehensive plan is and how it is used to guide staff's review of land use cases. E. Callahan stated the plan is a guiding policy document. She provided information on the new corridor and how the crossing of jurisdictions affects future land use planning.

J. Fishman provided a printed memo that covers the findings of their analysis of the code. She asked for the group members to review and provide input at the next meeting. She stated that they have not begun rewriting because they were waiting to meet with the Focus Group and the Planning & Zoning Commission.

J. Fishman provided some information on non-conformances, how they are created, and how they can be addressed through the code. There was a discussion regarding the continuance of non-conformances.

J. Johnson asked about the overlay zone and how it would affect the existing uses along Main Street. J. Fishman stated it would not be retroactive. E. Callahan gave an example of other codes that include triggers that would require compliance with new regulations.

J. Fishman referenced the Quality-of-Life Assessment their firm conducted for the Village and stated there were a lot of complaints regarding the traffic concerns of Main Street. D. Vigil asked for a copy of the survey.

A. Chavez stated another complaint is the construction of Main Street itself. E. Callahan stated the Village has input but not control of Main Street as it is owned by NMDOT.

#### **Item 5: Discussion – Focus Group Input**

This item was incorporated with the previous item.

#### **Item 6: Scheduling**

J. Fishman stated the hope is to meet again in a couple of weeks then monthly after that. The group decided to meet on Tuesdays from 5:30 PM to 7:30 PM. D. Vigil stated appreciation for the structure of the meeting rather than a general discussion.

The next meeting was scheduled for August 8<sup>th</sup> at 5:30 PM. The following meetings were generally scheduled for the second Tuesday of the month.

#### **Item 7: Adjourn**

The meeting was adjourned at 6:53 PM.