



VALENCIA COUNTY PLANNING & ZONING COMMISSION

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M-I-N-U-T-E-S
Tuesday January 27, 2026 @ 5:00 pm
Valencia County Administration Building
444 Luna Ave, Los Lunas, NM 87031

PRESENT	ABSENT
Philip Sublett, Chair	
Ralph Freeman, Vice Chair	
Mark Aguilar, Member	
	Rick Chavez, Member
Sue Moran, Member	
Ryan Baca, Land Use Planner	
Melissa Jaramillo, Director	
Jerrie Romero, Land Use Planner Asst.	

: Also present were Kameran Hare, Yvette Trujillo

1) CALL THE MEETING TO ORDER

A. At 5:00 PM Chair Sublett brought the meeting to order.

2) PLEDGE OF ALLEGIANCE

B. Melissa Jaramillo lead the Planning & Zoning Commission and the audience in the Pledge of Allegiance.

3) APPROVAL OF AGENDA

C. Planning & Zoning Commissioners reviewed the Agenda;

APPROVAL: Motion to approve *amended* agenda **7) Action Items** D. SFOZ #2025-100, E. SFOZ #2025-101, F. SFOZ #2025-110, G. SFOZ #2025-111, and H. SFOZ #2025-112 were TABLED, at the request of the applicant requests.

MOVED: Commissioner Freeman

SECONDED: Commissioner Aguilar

CARRIED: Motion PASSED on a Vote of 4 **FOR** and 0 **AGAINST (Commissioner Commissioner Moran-YES; Commissioner Aguilar- YES; Commissioner Freeman-YES; Commissioner Sublett- YES).**



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31 **4) APPROVAL OF MINUTES** December 16, 2025 County Planning & Zoning Minutes.

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D.

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APPROVAL: Motion to approve Minutes as presented.

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MOVED: Commissioner Aguilar

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SECONDED: Commissioner Freeman

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CARRIED: Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner**

38

Moran- YES; Commissoner Aguilar-YES; Commissioner Freeman- YES;

39

Commissioner Sublett- YES).

40 **5) STAFF REPORT: *Ryan Baca***, BoCC cancelled the meeting on January 2026 and next month we have

41 two Zone Changes. A dialect between Sublett and staff on application fees. ***Sublett***, asked about the

42 status of increasing or changing the application fees? ***Ryan***, in response opened up the option instead

43 of raising the price on the application fees the postage would be one to consider, he also mentioned the

44 dept. was still waiting for guidance from the County Manager and from County Legal and at this time it

45 would be addressed under the Schedule of fees. ***Sublett***, also added if an applicant tabled their

46 requests if they would be responsible for the next postage mail-out and thereafter, because they are

47 costly. ***Staff***, yes and directed to tonights meeting, the applicant tabling all these solar field overlay zone

48 requests will be responsible for all fees. ***Melissa***, clarified these fees would be for the postage costs and

49 not the application fees.

50 **6) SWEARING IN OF PARTICIPANTS**

51 Chairman Sublett swore in participants who would be speaking during hearing.

52

53 **7) ACTION ITEM(S)**

54 **A. Re-Organization of the County Planning & Zoning Commission**

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- 56 • **County Planning & Zoning Commission Oath of Office – by Probate Judge Wendy**
- 57 **Wallace.**

58

- 59 • **Election of Chair and Vice Chair – (Chair - Commissioner Sublett; Vice Chair –**
- 60 **Commissioner Freeman).**

61 **APPROVAL:** Motion to re-elect Chair Sublett & Vice Chair Freeman.

62 **MOVED:** Commissioner Freeman

63 **SECONDED:** Commissioner Moran

64 **CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST**

65 **(Commissioner Moran – YES; Commissioner Aguilar – YES;**

66 **Commissioner Freeman – YES; Commissioner Sublett - YES).**

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- 68 • **Adopt Open Meetings Act for 2026**
 - 69 **APPROVAL:** Motion to Adopt Open Meetings Act as amended under
 - 70 2) Business Meeting Time from 5:00 PM to 3:00 PM
 - 71 4) Non Traditional Events
 - 72
 - 73 **MOVED:** Commissioner Aguilar
 - 74 **SECONDED:** Commissioner Moran
 - 75 **CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST**
 - 76 **(Commissioner Moran – YES; Commissioner Aguilar – YES;**
 - 77 **Commissioner Freeman – YES; Commissioner Sublett - YES).**
 - 78
- 79 • **Adopt Robert’s Rules of Order for 2026**
 - 80
 - 81 **APPROVAL:** Motion to Adopt Robert’s Rules of Order as amended with time
 - 82 schedule changes to 3:00 PM
 - 83 **MOVED:** Commissioner Aguilar
 - 84 **SECONDED:** Commissioner Sublett
 - 85 **CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST**
 - 86 **(Commissioner Moran – YES; Commissioner Aguilar – YES;**
 - 87 **Commissioner Freeman – YES; Commissioner Sublett - YES).**
 - 88
- 89 • **Adopt County Planning & Zoning Commission Schedule for 2026**
 - 90
 - 91 **APPROVAL:** Motion to Adopt County Planning & Zoning
 - 92 Commission Schedule as amended with changes made to the
 - 93 scheduled time from 5:00 PM to 3:00 PM
 - 94 **MOVED:** Commissioner Moran
 - 95 **SECONDED:** Commissioner Freeman
 - 96 **CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST**
 - 97 **(Commissioner- Moran - YES; Commissioner Aguilar – YES;**
 - 98 **Commissioner Freeman -YES; Commissioner Sublett – YES).**

99
100 **B. Conditional Use #2025-096 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)**

101 *Kameren Hare requests a Conditional Use to allow the manufacturing and packaging of*
102 *cannabis products. Legal description: Subd: LAND OF PREMETIVO GABALDON Tract: 28B*
103 *3.11 ACRES MAP 96 2007 REV; also known as 1047 Don Felipe Rd, Belen, NM 87002; UPC 1-*
104 *007-030-090-120-000000; Zoned Community Commercial District (C-2)*
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108 **Background:** This request is for a Conditional Use to allow the manufacturing and packaging of cannabis
109 products on a property currently zoned Community Commercial District (C-2). The purpose of a
110 conditional use is to provide for those uses which possess unique and special characteristics making
111 impractical their inclusion as outright permitted uses in the underlying zoning district. These uses shall
112 not be incompatible with the type of uses permitted in surrounding areas. Location and operation of
113 designated conditional uses shall be subject to review and authorized only by issuance of a conditional
114 use permit.

115 **Discussion ensued:** Kameran Hare requested a conditional use to operate a cannabis manufacturing
116 license on property with commercial zoning C-2. The mechanical extraction performed will not include
117 the use of solvents and/or gasses. The extraction will be with water and ice and the cannabis will be
118 refined by filtration aided by heat and pressure. Pre-Rolled joints will be produced by grinding cannabis
119 flower and the cartridges made for cannabis extract will be filled on site. The packaging of cannabis
120 flower and cannabis products will be weighed, packaged and labeled in accordance with applicable rules
121 and ordinances and the request meets the criteria of this zoning ordinance. There will be no adverse
122 effects on the surrounding areas because all of the manufacture will be performed indoors and the
123 potential odors will be managed by carbon filters.

124
125 **P & Z/Public Line of Questioning:** *Sublett*, questioned ownership of the property. *Staff*, made
126 clarification that the petitioner was leasing the property and authorization from the property owner was
127 submitted. *Kameran*, requested the manufacturing use of cannabis, and mentioned there would not be
128 any flammable or dangerous chemicals used in the manufacturing, packaging, processing and labeling
129 of the product and mentioned he has a license to produce. *Freeman*, asked if the Marijuana was grown
130 indoors or out doors? *Kameran*, the cannabis is grown indoors *Sublett*, asked if the products
131 processed and packaged would be from what is grown on the land or from other areas? *Kameran*, only
132 what is grown on the land. *Sublett*, asked if he would be building another building to manufacture and
133 if he would be hiring additional employees? *Kameran*, no just within the current building and the
134 growth is small right now and later when the business grows he may look into having another building.
135 *Sublett*, asked when was the last time Inspectors came out to the property? *Kameran*, 3 months ago
136 the CCD officer came out and did an inspection. *Sublett*, asked what they reported? *Kameran*,
137 mentioned the report stated the water tanks were not labeled. *Sublett*, asked how often the fence was
138 inspected? *Kameran*, everyday the perimeter is inspected. *Sublett*, asked how many employees?
139 *Kameran*, no other employees this is a family operation. *Freeman*- asked if the product would be
140 distributed to dispensaries? *Kameran*, no *Freeman* and *Aguilar*, asked about security systems on the
141 property? *Kameran*, yes there are security cameras. *Sublett*, asked if the product processed and
142 package will be stored in massive quantities of inventory? *Kameran*, no just processing and packaging
143 as needed and only what is harvested, no large amounts will be stored. *Sublett*, asked how long have
144 you been harvesting and how many are currently grown in the building? *Kameran*, 3 to 4 months ago
145 and currently has 124 plants that are grown, he also mentioned that he had a fire inspection done.
146 *Sublett*, asked to have the inspection report e-mailed to the P&Z Dept., a certificate of inspection was



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147 confirmed. No members of the public were present in favor of this request. No members of the public
148 were present in opposition of this request.

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151 **APPROVAL:** Motion to approve CU #2025-096
152 Passed

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154 **MOVED:** Commissioner Sublett
155 **SECONDED:** Commissioner Aguilar
156 **CARRIED:** Motion passed on a Vote of **4**
157 **FOR and 0 AGAINST (Commissioner Moran—YES;**
158 **YES; Commissioner Aguilar-YES; Commissioner Freeman-**
159 **YES; Commission Sublett-YES).**
160

161 **C. Conditional Use #2025-108 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)**
162 *Yvette Trujillo requests a Conditional Use to operate an online and appointment based*
163 *auto dealership. Legal description: Subd: DIVISION OF TRACTS 14A1A & 15A1B MRGCD*
164 *MAP 93 Tract: A3; also known as 6 Neva Ln, Belen, NM 87002; UPC 1-008-031-066-205-*
165 *000000; Zoned Neighborhood Commercial District (C-1)*
166

167 **Background:** This request is for a Conditional Use to operate an online and appointment based auto
168 dealership on a property currently zoned Neighborhood Commercial District (C-1). The purpose of a
169 conditional use is to provide for those uses which possess unique and special characteristics making
170 impractical their inclusion as outright permitted uses in the underlying zoning district. These uses shall
171 not be incompatible with the type of uses permitted in surrounding areas. Location and operation of
172 designated conditional uses shall be subject to review and authorized only by issuance of a conditional
173 use permit.

174 **Discussion ensued:** Yvette presented a request for a conditional use to operate a low-volume,
175 appointment only automobile sales operation. The business will operate primarily online with no on-
176 site retail sales, no walk-in customers and no public access to property. A Low volume of traffic with no
177 vehicle repairs, servicing, or mechanical work will occur on site. 3 to 5 vehicles will be stored per year. ,
178 No noise, no customers on the property and the only usage on the property will be used for
179 administrative office use and limited vehicle storage. The approval of this request will allow a small
180 business to operate while maintaining compatibility with the surrounding land uses and preserving the
181 intent of the zoning district.
182

183 **P & Z/Public Line of Questioning:** *Freeman*, asked if the vehicles were taken somewhere else for
184 showing and will not have customers on the property and how many vehicles at a time on the prop-
185 erty? *Yvette*, yes the vehicles will be taken off of private property and 1 to 3 vehicles would be stored
186 there. *Aguilar*, asked staff for the number of vehicles allowed for storage? *Staff*, this is zoned as
187 commercial and as long as the vehicles are operable there are no limits. *Sublett*, questioned the



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188 proposal letter submitted by the petitioner storing 3 to 5 vehicles and asked about the maintenace of
189 the vehicles? **Yvette**, asked to swap out the number of vehicles she had requestd and change to the
190 start up numbers of 1 to 5 cars that would be stored on the property. **Sublett**, asked for clarification
191 from Yvette what is the maximum number of cars that will be on the property at one time? **Yvette**, 5
192 cars on the property. **Sublett**, made the clarification that not more than 5 cars will be on the property
193 and will not be sold off the property and no maintenance on the property? **Sublett**, asked about
194 detailing on the vehicles? **Yvette**, yes to cleaning the vehicles and no to major mechanic work on the
195 property, any other mechanic work would be taken to her mechanic only if there are major problems
196 with the cars also mentioned that all the vehicles she purchases will be pre-inspected by her mechanic.
197 **Sublett**, questioned office space and business signage on the property and asked if she applied for a
198 state auto sales license? **Yvette**, yes for office work and the sign would be placed on her window.
199 **Moran**, asked to staff if this request applied to a home occupation permit? **Staff** clarified this request is
200 for commercial property C-1 and home occupation is for rural residential and does not pertain to this
201 request, the business registration application that was enclosed in this request should have been taken
202 out. No members of the public were present in favor of the request. One member with standing
203 submitted a letter in opposition of this request that stated the use is incompatible with and would add
204 adversely effect with rural residential area, the road at 20ft. is not built or designed for this use to handle
205 more traffic such as customer arrivals, delivery trucks and tow trucks. **Aguilar and Sublett**, asked if the
206 vehicles on the property would be licensed,registered and bonded with temporary license plates.
207 **Yvette**, yes before they go out for showing she would make sure there are insurance bonds and have
208 dealer plates. **Moran**, read the Public Works Dept. comments, identifying Neva Ln. not being a county
209 maintained road and the road access is on Highway 314 and it was therefore recommended to the
210 applicant to reach out to NMDOT. **Aguilar**, asked how the vehicles would be transported to the
211 property? **Yvette**, mentioned she would be the only one transporting the vehicles and also mentioned
212 the paperwork will be processed at the home office and taken to the customers off site. **Moran**,
213 questioned County and Municipalities Gross Receipt Taxes and who received them? **Yvette**, taxes will
214 go to the county **Sublett** addressed the board and mentioned it would be beneficial if the petitioner
215 would table this request at this time if the ordiance allows to have the petitioner re-apply. **Staff**, there
216 is no limitation on the time frame for a re-application of a type B application, coming in front of P&Z
217 which is this type of request. **Sublett** motioned to table the request for the petitioner to provide more
218 information pertaining to the proper use of an auto dealership license in the area.

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APPROVAL:

Motion to Table CU#2025-108
PASSED

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MOVED: Commissioner Sublett
SECONDED: Commissioner Freeman
CARRIED: Motion passed on a Vote of **4**
FOR and 0 AGAINST (Commissioner Moran- YES;



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229 Commissioner Aguilar-YES; Commissioner Freeman-YES;
230 Commissioner Sublett-YES).
231

232 **D. SFOZ #2025-100 (District III, P&Z Commissioner Moran, BoCC Sparkman)**
233 *Valencia Solar 1, LLC requests a Solar Field Overlay Zone (SFOZ). Legal description:*
234 *Subd: RIO DEL ORO Lot: ELEMENTARY SCHOOL & OR COMMUNITY CENTER SITE*
235 *Block: 32 Unit: 18 34.10 ACRES; located between Monterey Park Subdivision and N*
236 *Rio Del Oro Loop, Los Lunas, NM 87031; UPC 1-015-034-090-390-414300; Zoned*
237 *Planned Development District (PD) (Tabled as per amended agenda Item 3C)*
238

239 **E. SFOZ #2025-101 (District III, P&Z Commissioner Moran, BoCC Sparkman)**
240 *Valencia Solar 1, LLC requests a Solar Field Overlay Zone (SFOZ). Legal description:*
241 *Subd: RIO DEL ORO Lot: ELEMENTARY SCHOOL AND OR PARK SITE Block: 50 Unit: 8;*
242 *located approximately ½ mile east of Las Maravillas Subdivision, Los Lunas, NM*
243 *87031; UPC 1-013-032-375-415-123500; Zoned Planned Development District (PD)*
244 *(Tabled as per amended agenda Item 3C)*
245

246 **F. SFOZ #2025-110 (District IV, P&Z Commissioner Sublett, BoCC Bizzell)**
247 *Valencia Solar 2, LLC requests a Solar Field Overlay Zone (SFOZ). Legal description:*
248 *Subd: RIO DEL ORO Lot: PARK SITE Block: 68 Unit: 53 32.54 ACRES; located*
249 *approximately 1.50 miles southwest of Manzano Expy and S Rio Del Oro Loop, Los*
250 *Lunas, NM 87031; UPC 1-011-031-445-120-000000; Zoned Planned Development*
251 *District (PD) (Tabled as per amended agenda Item 3C)*
252

253 **G. SFOZ #2025-111 (District III, P&Z Commissioner Moran, BoCC Sparkman)**
254 *Valencia Solar 4, LLC requests a Solar Field Overlay Zone (SFOZ). Legal description:*
255 *Subd: RIO DEL ORO Lot: HIGH SCHOOL Block: 66 Unit: 48 41.70 ACRES; located on*
256 *the east side of the intersection of Manzano Expy and Sherrod Blvd, Los Lunas, NM*
257 *87031; UPC 1-012-028-160-460-000000; Zoned Planned Development District (PD)*
258 *(Tabled as per amended agenda Item 3C)*
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260 **H. SFOZ #2025-112 (District V, P&Z Commissioner Chavez, BoCC Berry)**
261 *Solar Star Los Lunas 2, LLC requests a Solar Field Overlay Zone (SFOZ). Legal*
262 *description: Subd: LAND OF JUANITA SANCHEZ Tract: A 284.85 ACRES 2014*
263 *REVISION; located on the north side of the intersection of Manzano Expy and Cypress*
264 *Blvd, Los Lunas, NM 87031; UPC 1-013-038-414-252-000000; Zoned Outland District*
265 *(OD) (Tabled as per amended agenda Item 3C)*
266

267 **Background:** This request is for Solar Field Overlay Zone (SFOZ) on a property zoned Planned
268 Development District (PD). The purpose of the Solar Field Overlay Zone (SFOZ) is to provide
269 flexibility while promoting sustainable development and renewable energy options. This zone is
270



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271 intended as a holding overlay zone to allow for future development of property to occur in an
272 organized and sustainable pattern. SFOZs should:

- 273 1. Promote the use of underutilized land;
274 2. Further economic development;
275 3. Promote employment opportunities within Valencia County, and;
276 4. Help diversify energy production and diversify the local economy.
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278 **Discussion ensued:** No Discussion on these Solar Field Overlay Zone requests
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280 **P & Z/Public Line of Questioning:** No Discussion
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285 **8) Next Meeting:** Tuesday February 24, 2026 at 3:00 p.m.
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289 **9) Adjournment:**

290 **MOVED:** Motion to adjourn made by Commissioner Sublett
291 **SECONDED:** Motioned second by Commissioner Aguilar
292 **CARRIED:** Motion PASSED on a Vote of **4 FOR and 0 AGAINST (Commissioner**
293 **Moran- YES; Commisioner Aguilar-YES; Commissioner Freeman-YES;**
294 **Commissioner Sublett – YES).**
295
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*Minutes are not verbatim. The complete audio file from this meeting can be requested from P&Z Dept.
contact Jerrie Romero at (505) 866-2054*