

**COUNCIL OF THE VILLAGE OF BOSQUE FARMS, NM  
MINUTES OF THE JOINT WORKSHOP WITH  
PLANNING & ZONING COMMISSION  
ON MARCH 30, 2015**

**1. CALL TO ORDER**

Mayor Robert G. Knowlton called the meeting to order at 6:03 p.m.

**2. ROLL CALL**

Present were P & Z Commissioners Sharon Eastman, Carl Hulsey, Karen McAda and Chad Wood, Mayor Bob Knowlton, Councilors Wayne Ake, Bill Kennedy, Russ Walkup and Dolly Wallace, Attorney Matt Bullock, Clerk/Administrator Gayle Jones and Planning and Zoning Officer Loretta Hatch. P & Z Commissioner Robert Morgan was absent.

**3. REVIEW/DISCUSSION OF THE 10-1 ZONING ORDINANCE**

Mayor Knowlton stated that this joint workshop was being held to discuss cleaning up the boulevard and attracting businesses.

Councilor Ake stated that several issues were brought up to him by residents. What do we want the boulevard to look like? He stated that Bernalillo County just passed an ordinance that requires tire shops to have a tire-shredding machine.

Councilor Ake stated that we needed businesses that would bring in gross receipts taxes. How can the Village provide more and better services to our residents without raising taxes?

Councilor Ake also noted that the Animal control officer needed to spend more time on animal control issues and our Planning and Zoning Officer needed help. How can we do this without more revenue?

Councilor Wallace agreed. The Bosque Farms business district needs to be cleaned up and spruced up. She also volunteered her time to help animal control or planning and zoning.

Commissioner Eastman stated that, as a Village, we are restricted to the amount of fines and jail time. Grandfathering doesn't help; we should put in sunset clauses. She agrees that Loretta needs help and the Village should hire somebody. She stated that our ordinances need more teeth.

Joint Workshop Minutes  
3/30/15 Page 2

Commissioner McAda stated that there were some big issues coming out; we need to beef up commercial zone standards, residential property zoning and decide what businesses we want in Bosque Farms.

DOT gave Loretta letters to give business owners if they put “stuff” on the sidewalks of the boulevard; which is their right-of-way.

Mayor Knowlton stated that we don’t know if we are getting the proper amount of gross receipts tax from our businesses. Do we need to have them submit that info when they renew their business license each year?

Commissioner Hulsey agreed that the Village needed to end the grandfathering.

Councilor Walkup also volunteered to help Loretta, with paperwork or computer work. He asked if it was possible to deputize part-time employees/volunteers to do field work. He suggested updating the Village website. He suggested updating our zone maps.

Councilor Walkup also suggested looking at the 10-1-12 wellhead protection overlay zone and maybe extending the area. He stated that the 10-1-20 sign ordinance needed to be addressed. He also agreed that we needed a sunset clause.

Ms. Jones stated that the property maintenance ordinance needed to fall under planning and zoning.

Commissioner Hulsey asked if community watch could write things down while they are on patrol.

Commissioner Eastman stated that there are some constraints but we can limit the types of businesses that come in to the Village. We do not want to be accused of discrimination but we are allowed to regulate the businesses.

Attorney Bullock stated that the Village needed to be careful about the perceptions of targeting a certain cultural or ethnic group.

Mayor Knowlton stated that Attorney Mark Jarmie had mentioned having an overlay zone for particular businesses; putting certain businesses in certain areas.

Mr. Bill Campbell, Bosque Farms commercial property owner and Realtor, suggested requiring visual barriers for certain conditional use permits.

Joint Workshop Minutes  
3/30/15 Page 3

Lee Wharton, Bosque Farms resident, stated that the Village had a business committee in the past. She suggested rewarding the positive businesses with a business of the month recognition. She suggested beautifying the boulevard; maybe find grants for trees and plants; use the Village website to attract businesses; maybe a survey in the newsletter to find out what types of business our residents want.

Virgil Proctor, Bosque Farms resident, thanked Loretta for taking care of the parking issue at the flea market. There are still other issues that need to be addressed. Councilor Wallace suggested sending violation letters to the property owners as well as the lessees.

Mayor Knowlton asked Loretta and Gayle if there was anything in the 10-1 zoning ordinance that they would like addressed.

Ms. Jones suggested taking a look at a permit for the sale, construction and remodel of property ordinance.

Ms. Hatch stated that on page 33 of the 10-1 under special provisions, it talks about encouraging landscaping and beautifying the C-1 zone, but she hears a lot from business owners or land owners that it is discouraging because they are not allowed to use municipal water to water landscaping. She suggested incentives to allow for initial growth of vegetation until landscaping is established and then require the recapture of rain water to water landscape.

Commissioner Eastman confirmed that the request from the Governing Body would be for the Planning and Zoning Commission to rewrite the commercial portion of the 10-1 ordinance and send the list of priorities to council for review.

She suggested adding some planning and zoning oversight language to the property maintenance ordinance.

#### **4. ADJOURNMENT**

Mayor Knowlton adjourned the meeting at 7:42 p.m.

Joint Workshop Minutes  
3/30/15 Page 4

**PASSED, APPROVED AND ADOPTED THIS 21<sup>ST</sup> DAY OF MAY 2015.**

---

Robert G. Knowlton, Mayor

(SEAL)

ATTEST:

---

Gayle A. Jones, Clerk/Administrator