

Minutes of the Work Session of the Gallup City Council, City of Gallup, New Mexico held in the Council Chambers at Gallup City Hall, 110 West Aztec Avenue at 4:30 p.m. on Tuesday, December 6, 2022.

The meeting was called to order by Mayor Bonaguidi.

Upon roll call, the following were present:

Mayor:	Louie Bonaguidi
Councilors:	Linda Garcia Michael Schaaf Fran Palochak Sarah Piano
Also present:	Curtis Hayes, City Attorney

Presented to the Mayor and Councilors were the following Consent Agenda Items:

1. Discuss Amendments to the City of Gallup Land Development Standards Concerning Cannabis and Subdivision Regulations – Clyde “C.B.” Strain, Planning & Development Director

Mr. Strain explained the subdivision regulation process as it pertains to the three subdivision classifications, the importance of utility infrastructure, information regarding a deferral, basic infrastructure needed for a major subdivision and undeveloped subdivisions in the city.

Discussion followed regarding all major subdivisions, increased development costs, potential complications and current issues in the Mentmore Subdivision.

Bob Rosebrough, provided clarification on behalf of the developer, Marty Menapace and indicated Rico Land and Cattle currently owns 116 acres which was divided into two parcels; one of which is 3.2 acres and would be half of the proposed Pilot Travel Center. He said Rico Land and Cattle is willing to provide roadways and necessary waterlines and explained there is no intent to subdivide the remaining 112-acre lot.

Further discussion followed regarding accessible utilities, clarification regarding Rico Street and Mario Street.

Mr. Strain stated there was a miscommunication with the developers. He clarified where the utilities would need to be run on Mario Street and said no text amendment to the Land Development Standards was needed. Mr. Strain said no utilities are required on Rico Street and no further discussion on the matter was needed since Rico Land and Cattle are in compliance with City regulations.

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Ms. Lee provided an overview of the new cannabis code's implementation into the Gallup Land Development Standards since the State legalized recreational use and the discussions regarding permitted use controlled by zone districts, parking, definitions, onsite consumption and cannabis uses. She reminded the Mayor and Councilors of business owners' recent requests regarding cannabis sales and issues they have experienced with certain regulations. Ms. Lee said the Planning and Zoning Commission reviewed the code's cannabis regulations line by line on November 9, 2022 and presented the compiled list of changes along with the consultant's recommendations. Changes included the removal of cannabis cultivation within the downtown overlay's heavy commercial and industrial areas, the exclusion of #2 listing residential use, added clarification by listing the uses in #3, added clarity to the distance measurement in #5 and the definition of a secured building in the subsection of #6. She also provided proposed changes to numbers #2, #3 and #5 of cannabis sales consistent with the changes made to cannabis cultivation, additional explanation with regard to jurisdictional boundaries, proposed changes to manufacturing cannabis #2 and #3 and amendments made to accessory uses, cannabis home cultivations #2 subsection (a) regarding permanent structures and removal of #5 and #6 in their entirety. Ms. Lee went over changes to off-street parking and recommendations made by the Planning and Zoning Commission to update the definitions.

The Mayor and Councilors discussed multiple topics related to cannabis including, mixed use neighborhood compared to mixed use center, medical use facilities permitted to convert to recreational sales per the State of New Mexico, similarities among the three primary uses, the importance of making decisions based on the safety of the community while encouraging business, the industrial areas of the downtown overlay district, existing cannabis retail shops, the difference between cultivation and sales, green house usage, exterior visibility, odor regulations and changes to the definitions.

Ms. Lee said the item will be brought to the City Council for their consideration in January 2023. No action was taken at the Work Session.

There being no further action, Councilor Palochak made a motion to adjourn the Work Session. Seconded by Councilor Schaaf. Roll call: Councilors Palochak, Schaaf, Garcia, Piano and Mayor Bonaguidi all voted yes.

Louie Bonaguidi, Mayor

ATTEST:

Alicia Palacios, Deputy City Clerk