



LAND DEVELOPMENT STANDARDS WORKING GROUP SPECIAL MEETING AGENDA

Wednesday, January 21, 2026; 2:00 p.m.
City Council Chambers—move into City Manager's Conference Room
Gallup City Hall, 110 W. Aztec Avenue

A. Roll Call

B. Approval of Minutes: **Meeting, December 17, 2025**

Note: Jan. 14th Mtg lacked a quorum

C. Discussion / Action Topics:

Old Business: status check-in

1. **Review of the Land Development Standards:** status on identifying 3-5 priority focus areas within the LDS.

New Business:

1. **Annual Open Meetings Act Resolution:** clarify date and place of meetings; vote to adopt resolution
2. **Clarify Next Steps:** subcommittee work

D. Additional Input

E. Adjourn

F. Next Meeting: **Feb. 18th @ 2:00-4:00pm**

**Minutes of the Regular Session of the Gallup Land Development Standards Committee
Meeting, City of Gallup at the Gallup City Hall, 110 West Aztec Avenue.**

Date: Dec. 17th, 2025 **Time:** 2:00-4:00pm **Location:** City Council Chambers

Attendees:

- Christopher Thomas
- Dominic Biava
- Frank Chiapetti
- Lance Allgood
- Joe Mesich
- Neal Butler
- Rick Padilla

Members Absent:

- Keegan Mackenzie-Chavez
- Lance Allgood
- Michelle Bonaguidi
- David Rosales

Time: 2:00pm

Call to Order & Open Floor Discussion

Quorum:

The committee had a quorum.

Old Business – Questionnaire Discussion:

The questionnaire was discussed briefly. It was noted that CB's response to the committee's questionnaire indicated a preference for assimilating information through one-on-one, in-person discussions with department leadership and staff. It was commented that this approach has merit and could be very productive; however, it should be viewed as complementary to—not a replacement for—the questionnaire. The consensus of the committee was that both tools should be utilized together as supporting resources for gathering information. There were no objections to this approach.

New Business – Formation of Subcommittee:

A second subcommittee was formed to address the technical aspects of the LDS. This subcommittee will consist of:

- Christopher Thomas
- Rick Murphy
- Joe Mesich
- Lance Allgood
- Neil Butler
- Rick Padilla

Rick Murphy agreed to identify and consolidate approximately three to five priority focus areas (“low-hanging fruit”) within the LDS where targeted adjustments or modifications may be appropriate. These recommended changes will be developed for initial presentation to the Mayor and Council as a first phase of LDS amendments. This effort will be followed by a more comprehensive and in-depth review of other sections of the LDS as currently written.

Meeting Schedule – Time and Place:

The committee discussed the meeting schedule and venue. It was agreed that the committee will continue to meet on the second Wednesday of the month for January only and then transition to meeting on the third Wednesday of each month beginning with the February meeting.

Frank Chiapetti offered the use of the Development Services conference room for future meetings until seating capacity is outgrown or attendance necessitates a change in venue.

Staffing Updates:

Frank Chiapetti shared that the City is actively interviewing for several Development Services positions, including an Engineer and a Chief Building Official (CBO). These additions are expected to allow Planning & Zoning to better differentiate responsibilities within the department and improve overall review timelines.

Additionally, the concept of an ombudsman / project manager / facilitator role—intended to help guide projects through permitting and related processes—was raised again as a potential benefit to departmental efficiency.

Committee Actions and Next Steps

Rick Murphy will identify and consolidate approximately three to five priority focus areas within the LDS.

Meeting Schedule: The regular meetings will be scheduled for the second Wednesday of each month.