

1 BERNALILLO COUNTY PLANNING COMMISSION



7

8 HEARING TRANSCRIPT

9

10 Wednesday, February 6, 2019

11 Albuquerque/Bernalillo County Government Center

12 Vincent E. Griego Chambers

13 Concourse Level II

14 9:00 a.m.

15 MEMBERS PRESENT

16 Joe Chavez, Chair Joelle Hertel Johnny Pena

17 Connie M. Chavez, Vice-Chair James M. Collie

18 Bret A. Blanchard

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1 (Note: Hearing in session at 9:10 a.m.)

2 CHAIRMAN CHAVEZ: Call this meeting to order.

3 First order of business, any additions to the agenda or
4 changes?

5 MR. GRADI: Good morning, Chairman Chavez, Members
6 of the Planning Commission. There are no changes to the
7 agenda. We have two items on the agenda today, and just for
8 the record, I wanted to note that Planning Commissioner
9 Nelson did call in as excused recovering from a malady.

10 Having said that, I have no further items, and I stand
11 for any questions.

12 CHAIRMAN CHAVEZ: Okay. Thank you.

13 Next order of business is approval of the December 5th
14 County Commission (sic) meeting Minutes.

15 COMMISSIONER COLLIE: Mr. Chair, I move approval of
16 those Minutes.

17 VICE CHAIR CHAVEZ: Second.

18 CHAIRMAN CHAVEZ: Been moved and second. All those
19 in favor signify by saying aye.

20 COMMISSION: Aye.

21 CHAIRMAN CHAVEZ: Opposed? Motion carries.

22 Okay. First order of business is item no. 4. Staff, go
23 ahead.

24 MR. PIERSON: Chairman Chavez, Members of the
25 Commission, welcome back to the new year, first hearing of

1 the year.

2 Next item before you -- first item before you is
3 CSU2019-0002. Genevieve Roybal requests a special use permit
4 for the specific CU use -- C-2 use of vehicle storage and
5 single-family dwelling on lot B-3, Lands of Tony Chavez,
6 located at 5145 Coors Boulevard, Southwest, zoned A-1 with a
7 special use permit for a specific use for truck storage,
8 CSU-90001, and containing approximately .99 acres located on
9 the Coors Boulevard, Southwest, north of Don Felipe Road.

10 The applicant is requesting they be allowed to continue
11 parking two tow trucks on their property to support their
12 on-call aspect of their towing business. This request is a
13 result of their current special use permit expiring. The
14 application was approved by the County Commission on appeal
15 ten years -- for ten years in 2009.

16 In response to Resolution 116-86, the applicant states
17 that this request is consistent as their request constitutes
18 a local business. The applicant argues there are changed
19 conditions as there are several businesses located within the
20 general area from office to industrial. The applicants cite
21 policies for economic development in the Comprehensive Plan
22 and Southwest Area Plan.

23 Subject site is located in the rural area of the
24 Albuquerque/Bernalillo County Comprehensive Plan and area 2
25 of the Southwest Area Plan. The subject property and the

1 property to the north have recently had commercial uses,
2 CSU2016-0002, and Coors Boulevard appears to be accommodating
3 more small businesses than in the past.

4 The application appears to be consistent with the
5 Albuquerque/Bernalillo Comprehensive Plan and Southwest Area
6 Plan in that both plans encourage small, local businesses and
7 appear to be consistent with this policy. The SWAP also
8 encourages -- excuse me -- location of industrial uses in
9 specific areas, and Coors Boulevard appears to be
10 accommodating more small businesses.

11 Resolution 116-86 appears that the application is
12 justified as changed conditions have occurred in the area,
13 and the application is not in direct conflict with the
14 adopted plans for the area. Site plan is the same as one
15 approved in 2009. The applicant shall maintain the property
16 as shown on the approved plan.

17 Staff comments were limited primarily to informational
18 comments and were positive. Natural resources stated the
19 applicant shall perform vehicle and equipment maintenance
20 indoors or under covered areas protected from storm water.
21 Automobile -- automotive chemicals must be properly stored
22 and disposed of.

23 NMDOT commented that the access on Coors Boulevard and
24 Tony Road needs to be permitted for the property owner's land
25 use. Property owner shall complete the state access

1 management manual and site threshold assessment. The current
2 site plan shall continue to apply to the property. The
3 request appears to have substantial neighborhood support, and
4 unique conditions exist on the site, which justify the
5 request. The applicant has provided just- -- acceptable
6 justification in support.

7 With that, staff does recommend approval of this request
8 as outlined in the findings and conditions in the staff
9 report, and I stand for any questions.

10 CHAIRMAN CHAVEZ: Any questions of staff? No.

11 Thank you very much.

12 The applicant. Is the applicant here? Do we have any
13 other people that are going to speak on this case? If you
14 are, please stand up so I can swear you in. If not, would
15 you please raise your right hand.

16 (Note: Witnesses sworn.)

17 CHAIRMAN CHAVEZ: Thank you. Go ahead. Name and
18 address for the record, uh, for both of you.

19 MS. ROYBAL: My name is Genevieve Roybal and
20 Brandon Roybal. Our address is 5145 Coors Boulevard,
21 Southwest, Albuquerque, New Mexico, 87121.

22 And we're here just attempting to apply for our renewal
23 of our special use permit. We've been a successful business
24 the past 16 years.

25 CHAIRMAN CHAVEZ: Go ahead and make your

1 presentation, whatever you're going to say.

2 MS. ROYBAL: I'm sorry?

3 MR. ROYBAL: What was that?

4 CHAIRMAN CHAVEZ: Go ahead and make your
5 presentation.

6 MS. ROYBAL: Can you hear me now?

7 CHAIRMAN CHAVEZ: Yes.

8 MS. ROYBAL: Sorry.

9 CHAIRMAN CHAVEZ: It's all right.

10 MS. ROYBAL: We're here attempting to renew our
11 special use permit. We've been a successful business for the
12 past 16 years, and we've been in compliance. We've had no
13 complaints. We have significant neighborhood approval. We
14 -- I don't know what else? We've been complaint free, and we
15 keep up the -- with the conditions of our special use, and
16 we're asking hopefully to get a little bit more time on our
17 -- we had a ten-year permit. We're hoping to get some
18 additional years added to that if we are able to. If we have
19 any questions?

20 CHAIRMAN CHAVEZ: So now the condition says on the
21 -- for ten years? Is that what it says?

22 COMMISSIONER HERTEL: Fifteen.

23 CHAIRMAN CHAVEZ: Fifteen?

24 COMMISSIONER HERTEL: Fifteen.

25 MS. ROYBAL: Fifteen is --

1 CHAIRMAN CHAVEZ: Fifteen years?

2 MS. ROYBAL: Yes.

3 CHAIRMAN CHAVEZ: And you wanted -- what were you

4 asking for?

5 MS. ROYBAL: Well, if we can get above the 10

6 years. If the 15 is what they have listed, then that would

7 be great.

8 CHAIRMAN CHAVEZ: So is 15 satisfactory?

9 MS. ROYBAL: Yes. That would be great.

10 CHAIRMAN CHAVEZ: And you said that's what's in

11 the --

12 COMMISSIONER HERTEL: Yes. It's in that document.

13 CHAIRMAN CHAVEZ: Okay.

14 MS. ROYBAL: Okay. Any further questions?

15 CHAIRMAN CHAVEZ: Anything else?

16 MS. ROYBAL: I don't have anything else, no.

17 CHAIRMAN CHAVEZ: Okay. Thank you very much.

18 MS. ROYBAL: Thank you.

19 CHAIRMAN CHAVEZ: We don't have anybody.

20 Staff, closing comments.

21 MR. PIERSON: Chairman Chavez, Members of the

22 Commission, as the applicant stated, this has been a

23 problem-free special use permit, and as -- that was taken in

24 consideration with the additional time that was allotted, and

25 we do recommend approval as outlined in the findings and

1 conditions. I stand for any questions.

2 CHAIRMAN CHAVEZ: Any questions?

3 COMMISSIONER PENA: I have one question.

4 CHAIRMAN CHAVEZ: Go ahead.

5 COMMISSIONER PENA: Regarding access from Coors
6 Boulevard, it says something that's required I notice under
7 one of the conditions.

8 MR. PIERSON: Yeah. Chairman Chavez, Commissioner
9 Pena, NMDOT does want them to basically obtain a new driveway
10 permit for the business. There might be some slight
11 improvements that are required. They weren't specific, and
12 they are simply that they want to be contacted regarding the
13 driveway permit. It may be simply renewal, or maybe they may
14 have to do some additional improvements to it, but they are
15 aware of that and willing to take care of whatever they need
16 to do.

17 COMMISSIONER PENA: Okay. Thank you.

18 CHAIRMAN CHAVEZ: Any other questions? If not,
19 thank you very much.

20 MR. PIERSON: Thank you, Chairman Chavez,
21 Commissioners.

22 CHAIRMAN CHAVEZ: Okay. Close the floor. Ready
23 for a motion.

24 VICE CHAIR CHAVEZ: Mr. Chair --

25 CHAIRMAN CHAVEZ: Go ahead.

1 VICE CHAIR CHAVEZ: -- in the matter of agenda item
2 no. 4, CSU2019-0002, I move to approve subject to the nine
3 findings and eight conditions as presented by staff.

4 COMMISSIONER PENA: Second.

5 CHAIRMAN CHAVEZ: Okay. Been moved and second.
6 All those in favor signify by saying aye.

7 COMMISSION: Aye.

8 CHAIRMAN CHAVEZ: Opposed? Motion carries. Thank
9 you.

10 Okay. Next case is case no. 5. Is everybody that's
11 going to speak on this case signed up? So is the applicant
12 here? I'm going to go ahead, swear everybody in right now.
13 Is the applicant -- and anybody that's going to speak on this
14 case please stand up so I can swear you in.
15 (Note: Witnesses sworn.)

16 CHAIRMAN CHAVEZ: Okay. Thank you.

17 Okay. The way we're going to handled is -- I don't
18 know. How many do we have? Okay. Now, do we have any
19 neighborhood associations here? Okay. What neighborhood
20 association are you with?

21 SPECTATOR: Vecinos Del Bosque.

22 CHAIRMAN CHAVEZ: They're all within that area, and
23 you're with the coalition?

24 MR. MAHONEY: No. I'm Vecinos Del Bosque.

25 CHAIRMAN CHAVEZ: Uh?

1 MR. MAHONEY: Vecinos Del Bosque Neighborhood
2 Association is present.

3 CHAIRMAN CHAVEZ: Okay. So how many neighborhood
4 associations do we have here represented? I mean, I need one
5 person for -- for each association, different association,
6 not from the same one.

7 SPECTATOR: Neighborhood association or name
8 association in the neighborhood?

9 CHAIRMAN CHAVEZ: Would you please come up here to
10 the microphone. I can't hear.

11 SPECTATOR: I'm not a member of the neighborhood
12 association, but I've been asked to stand up, because I am
13 speaking for an association.

14 CHAIRMAN CHAVEZ: Well, anybody that's not an
15 association is going to have two minutes to speak. So if
16 you're signed up to speak, you will be called up.

17 SPECTATOR: Good. Thank you.

18 CHAIRMAN CHAVEZ: So do we -- again, and do we have
19 -- who's representing the -- what association is it, Bosque?

20 SPECTATOR: Vecinos Del Bosque.

21 CHAIRMAN CHAVEZ: Uh?

22 SPECTATOR: Vecinos Del Bosque. That's the
23 president of the association.

24 CHAIRMAN CHAVEZ: Of the association. And do we --
25 is that the only association here?

1 SPECTATOR: I believe so, yes.

2 CHAIRMAN CHAVEZ: Okay. So I'm going to --
3 everybody else is going to have two minutes to speak. We're
4 going to -- do you have the timer?

5 MS. SUAREZ: Yes.

6 CHAIRMAN CHAVEZ: You're going to be timed, and at
7 two minutes we're going to cut you off, so -- because we have
8 a lot of people here to speak. Associations, I'm going to go
9 ahead and give them four minutes to speak on the association.
10 Okay? So we have one on there.

11 So, go ahead, staff.

12 MS. SHUMSKY: Okay. Thank you.

13 Good morning, Chairman Chavez and Commissioners. My
14 name is Stephanie Shumsky. I'm a program planner with the
15 planning and development services department.

16 This is agenda item no. 5, case no. CSU2019-0001. This
17 request is for a special use permit for planned development
18 area including residential and agricultural uses at 1300
19 Gonzales Road, Southwest, and I have a map here. Here is
20 Gonzales Road here, and then here is the subject site
21 outlined in red.

22 The site is located south of Central Avenue, north of
23 Bridge Boulevard between Sunset Boulevard and the Atrisco
24 riverside drain. The subject property is currently zoned A-1
25 and contains approximately 3.83 acres.

1 The proposed site development plan illustrates the
2 location of 27 dwelling units in five buildings, a pool, and
3 a recreation area. Let me point those out on the map. Okay.
4 Here's -- the 27 dwelling units are located in these five
5 building here. They have a pool and a recreation area,
6 agricultural uses scattered throughout the site, orchard area
7 greenhouses here, parking for vehicles and bicycles, a
8 garage, a workshop, and several storage buildings, and a
9 monument sign to identify the development.

10 The applicant indicates that the site will accommodate
11 cohousing-type development with shared responsibilities
12 amongst homeowners for maintenance. "Cohousing" is not a
13 defined use in the county zoning code, nor is it something
14 the county could enforce. However, the proposed use and
15 layout is similar to multifamily apartments, which the county
16 defines as, quote, "One or more structures containing two or
17 more dwelling units each," unquote.

18 The applicant emphasizes the provision of open areas and
19 the clustering of the buildings, which differs from a typical
20 apartment layout. The subject --

21 CHAIRMAN CHAVEZ: Before you go on --

22 MS. SHUMSKY: Yes.

23 CHAIRMAN CHAVEZ: -- just so that we all
24 understand, this project is an apartment complex?

25 MS. SHUMSKY: No, sir. It looks like an apartment

1 complex, but it's functionally similar to like a condominium
2 where --

3 CHAIRMAN CHAVEZ: Do we have a definition for
4 "condominium" --

5 MS. SHUMSKY: No, we don't.

6 CHAIRMAN CHAVEZ: -- in the zoning? Do we have a
7 definition for apartments?

8 MS. SHUMSKY: Yes.

9 CHAIRMAN CHAVEZ: Does this fit under those
10 definitions?

11 MS. SHUMSKY: Yes. And I just --

12 CHAIRMAN CHAVEZ: It's an apartment complex. Call
13 it whatever you want to. We have a zoning -- a zoning that
14 we define what's going to go in there, and we're not here to
15 change -- if it's -- if it's defined as like an apartment
16 complex, we don't have -- I don't know the other thing that
17 you're talking about, a -- what was it a again?

18 MS. SHUMSKY: Chairman Chavez, I just indicated we
19 do not have a definition for cohousing. We do have a
20 definition for apartment complex, which I read into the
21 record.

22 CHAIRMAN CHAVEZ: Okay. Well, I just want to make
23 sure everybody understands what this project is. Okay?

24 MS. SHUMSKY: Okay.

25 CHAIRMAN CHAVEZ: Go ahead.

1 Ms. Shumsky: I can continue?

2 Okay. The subject property is located within the
3 Comprehensive Plan's established urban area and within the
4 Southwest Area Plan's residential area 5. According to the
5 Southwest Area Plan on page 44, residential area 5 can
6 accommodate up to nine dwelling units per acre without
7 significant adverse impact on the environment or existing
8 neighborhood. The density proposed by the applicant is
9 approximately seven dwelling units per acre.

10 In the analysis, staff concluded that although differing
11 in character from the surrounding neighborhood, which is
12 mainly single-family detached dwellings, this request
13 furthers many goals and policies of the Comprehensive Plan
14 and the Southwest Area Plan related to density, land use,
15 housing, developed landscape, energy management, and water
16 management.

17 As required by zoning code section 18, for a planned
18 development area, the applicant demonstrated the need to vary
19 lot area requirements due to unique site features and in
20 order to create a cluster housing development, preserve
21 visual and physical access to the adjacent open space, and to
22 facilitate development as supported by the Southwest Area
23 Plan.

24 The applicant provided adequate justification for the
25 request that met the criteria of Resolution 116-86.

1 Specifically the applicant described changed conditions in
2 the area and how approval of the special use permit is more
3 advantageous to the community than the existing zoning,
4 because it furthers goals and policies of the Comprehensive
5 Plan and the Southwest Area Plan.

6 Although not required for consideration of a planned
7 development area, there is both support for and opposition to
8 this request. Numerous letters and petitions were submitted,
9 and people are here today to speak in favor of or in
10 opposition to this request.

11 With the addition of the following condition, which
12 would read -- which would be condition no. 14, which I'm
13 recommending to read, quote, "The applicant shall add a
14 responsibility for maintenance statement to the landscape
15 plan," unquote, the request appears to be consistent with the
16 health, safety, and general welfare of the county.

17 In conclusion, staff recommends approval of this request
18 with the findings and modified conditions as previously
19 stated, because the subject property is located in the
20 established urban area as designated by the Comprehensive
21 Plan, and the subject property is located in residential area
22 5 as designated in the Southwest Area Plan, which recommends
23 densities up to nine dwelling units per acre and because
24 changed conditions and planning in the area have resulted in
25 more urban densities and development patterns and because the

1 request furthers goals and policies of the applicable plans,
2 and finally because changes to the site plan would require
3 administrative amendment or a new site development plan -- or
4 new special use permit. Excuse me.

5 With that, I'll stand for any questions from the
6 Commission.

7 Public Works is here to -- and has a few other comments.
8 I wanted to -- before I end, though, I wanted to put up a
9 picture of the landscaping plan, which you all, of course,
10 have in the packet, but just so the public can see. The
11 building outlines here in white. The green is all either
12 landscaped area or orchard or agricultural gardens, and then
13 the parking pavement area is here kind of in a gray color.
14 I'm sure the applicant can talk more about that and answer
15 any questions you have.

16 And I have some pictures of the surrounding area. The
17 day was kind of gray and overcast, so they -- they're not the
18 greatest, but it shows -- here shows a picture of the subject
19 property as it exists today. This is the end of Gonzales
20 Road right here, and there's like a little barbed-wire fence
21 here, and then the property is this large piece here. You
22 can see a lot of native vegetation on the property. Here's
23 another -- just a -- more of a closeup picture of it.

24 CHAIRMAN CHAVEZ: So what's -- what's the changed
25 conditions? What has changed there?

1 MS. SHUMSKY: Chairman Chavez, primarily the
2 changed condition is the platting of the surrounding area
3 into single-family residential develop- -- single-family
4 residential lots that are about 5- to 8,000 square foot in
5 size, the adoption of the Southwest Area Plan, and the
6 residential area 5, which calls for the higher densities in
7 this particular location.

8 And then in addition, there's -- there was an amendment
9 to the Southwest Area Plan, I believe, in 2007 that took this
10 particular area outside -- it took it out of the area that
11 was -- called for agricultural preservation. There was a
12 previous policy that included this area for agricultural
13 preservation, and that amendment moved that boundary, and so
14 this area is no longer in that area. That boundary was moved
15 further south. So that is another changed condition.

16 This -- the surrounding neighborhood also, single-family
17 residential uses. This is Gonzales Road. Most of you are
18 aware of the area. This is a new development actually within
19 the city limits that's off Gonzales Road. It also has an
20 access off of Sunset Boulevard, and this is a little higher
21 density in the city. This is a density in the city that
22 allows 5,000 square foot lots, but this is in the surrounding
23 area, and the rest of those pictures I have are just showing
24 the surrounding neighbor, which I think everyone's familiar
25 with.

1 So with that, I'll stand for any questions that anybody
2 has.

3 CHAIRMAN CHAVEZ: Any other questions of staff?

4 COMMISSIONER HERTEL: I have one.

5 CHAIRMAN CHAVEZ: Go ahead.

6 COMMISSIONER HERTEL: Okay. So what is the density
7 allowed by the Southwest Area Plan?

8 MS. SHUMSKY: Chairman Chavez, Commissioner Hertel,
9 the density allowed is nine dwelling units per acre, per net
10 acre.

11 COMMISSIONER HERTEL: That's in the Southwest Area
12 Plan?

13 MS. SHUMSKY: That's in the Southwest Area Plan.

14 COMMISSIONER HERTEL: Okay. And this density is
15 really going to be 27 units on slightly under four --

16 MS. SHUMSKY: Seven dwelling units per acre is the
17 approximate density of this area.

18 COMMISSIONER HERTEL: Okay. And this area is no
19 longer designated "agricultural preservation"; is that
20 correct?

21 MS. SHUMSKY: Yes, ma'am.

22 COMMISSIONER HERTEL: Okay. All right. Is there
23 an HOA associated with this development?

24 MS. SHUMSKY: Commissioner Hertel, I'll let the
25 applicant address that.

1 COMMISSIONER HERTEL: Okay. That's fine.

2 CHAIRMAN CHAVEZ: Now, are these -- are these units

3 homeowners or rentals?

4 MS. SHUMSKY: Chairman Chavez, they'll be

5 homeowners.

6 CHAIRMAN CHAVEZ: So -- and there's how many units

7 per building?

8 MS. SHUMSKY: It varies. There's 27 units total,

9 and each building has a varying amount of units. On the site

10 development plan, there is a table that indicates how many

11 units will be located in each building. And would you like

12 me to read those?

13 CHAIRMAN CHAVEZ: No.

14 MS. SHUMSKY: Okay. They are listed on the site

15 plan.

16 COMMISSIONER HERTEL: Okay. I have one more

17 question.

18 CHAIRMAN CHAVEZ: Go ahead.

19 COMMISSIONER HERTEL: Okay. Why -- why is this not

20 being called an apartment complex as opposed to this new or

21 different nomenclature?

22 MS. SHUMSKY: Chairman Chavez, Commissioner

23 Hertel --

24 MR. HAMM: Do you mind?

25 MS. SHUMSKY: Oh, go ahead. Mr. --

1 MR. HAMM: Chairman Chavez, Commissioner Hertel,
2 good morning. Nicholas Hamm, Zoning Administrator for
3 Bernalillo County.

4 So what the applicant has applied for is a listed use in
5 section 18, which is the special use permit section. It's a
6 planned development area, and I'll read that into the record
7 now. "A planned development area including residential uses
8 or mixed residential and commercial uses provided the minimum
9 development lot area is two acres, and the applicant
10 demonstrates the need to vary height, lot area, setback
11 requirements due to unusual topography, lot configuration, or
12 site features in order to create cluster housing development,
13 preserve visual or physical access to open space or unique
14 site features or just to facilitate the development as
15 allowed by an approved master plan."

16 The other definition that really comes into play here is
17 that of cluster housing, and that's defined as, "A form of
18 development that permits a reduction in lot area and bulk
19 group requirements provided there is no increase in the
20 number of lots permitted under a conventional subdivision or
21 increasing the overall density of a development unless
22 otherwise permitted by a policy adopted as part of an area
23 plan, sector development plan, master plan, and the remaining
24 land area's devoted to open space, active recreation, and
25 preservation of environmentally sensitive areas or

1 recreation." So -- and that's the definition of "cluster
2 housing."

3 So through planned development area facilitating the
4 ability for cluster housing to occur, that's how we end up
5 with the listed use in section 18 that's being considered
6 today.

7 Granted, there may be similarities between that
8 definition and that of an apartment, and the county zoning
9 code defines that as, "One or more structures containing two
10 or more dwelling units each." So there may be a little bit
11 of overlap there, and that I think has to be conceded, but it
12 is being considered today as a section 18 listed use.

13 COMMISSIONER HERTEL: So does the ownership play at
14 all into the distinction between cluster housing and
15 apartment dwellers?

16 MR. HAMM: Chairman Chavez, Commissioner Hertel, I
17 think that common sense might dictate that, but the
18 definition in the zoning code does not.

19 COMMISSIONER HERTEL: All right. Okay. Thank you.

20 CHAIRMAN CHAVEZ: So let me ask you question.

21 MR. HAMM: Certainly.

22 CHAIRMAN CHAVEZ: This new way of explaining these
23 nine units per -- per acre -- or what was exactly the
24 wording?

25 MR. HAMM: Chairman Chavez, so the nine dwelling

1 units per acre comes from one of the tables that's found in
2 the Southwest Area Plan, and that allows, in this particular
3 residential area, which is the only area --

4 CHAIRMAN CHAVEZ: Now, is this considered units? I
5 mean, isn't that -- isn't that for a house, nine houses, nine
6 lots per acre?

7 MR. HAMM: Chairman Chavez, a unit, a dwelling as
8 defined in the code could be either. So it could either.
9 It's essentially a place where a family could reside with
10 facilities for -- as define a family. So a kitchen, restroom
11 and sanitation facilities, bedrooms, common living areas, and
12 that might be either in an apartment, a townhouse, a
13 condominium, or a conventional single-family dwelling.

14 CHAIRMAN CHAVEZ: And is each one of these units
15 going to have their own kitchen and everything?

16 MS. SHUMSKY: Yes, sir. They're -- they're a home.
17 They're like a regular house that someone -- with a kitchen,
18 a bathroom, bedrooms, and there is a table on the site plan
19 that indicates how many units will be one-bedroom, how many
20 will be two-bedroom, three-bedroom, and so forth.

21 CHAIRMAN CHAVEZ: And every unit is for sale?

22 MS. SHUMSKY: Yes, sir.

23 CHAIRMAN CHAVEZ: They're not going to be rented in
24 any way, shape, or form?

25 MS. SHUMSKY: Chairman Chavez, that will be --

1 CHAIRMAN CHAVEZ: Hold on. Let him --

2 MR. HAMM: If I might, the county doesn't
3 necessarily have the authority to regulate the way that a
4 property is --

5 CHAIRMAN CHAVEZ: I understand that. The authority
6 that we have here, it's A-1 and if we want to allow this many
7 units in that place. So I understand that. Once we change
8 the zoning, then we -- but right now, I think the biggest
9 question is this is an A-1 piece of property, and if we want
10 to call them apartments or dwelling units or whatever you
11 want to call them --

12 MR. HAMM: Sure.

13 CHAIRMAN CHAVEZ: -- I think that's what we're
14 discussing here today.

15 MR. HAMM: And, Chairman Chavez, I just want to
16 make clear that the zoning code doesn't have the wherewithal
17 to regulate how a property is either rented or owned, and
18 similarly, we don't have the ability to regulate how an
19 individual or a family decides to reside in that, so --

20 CHAIRMAN CHAVEZ: So if we leave it at A-1, they
21 can still build that thing or what?

22 MR. HAMM: Chairman Chavez, I guess I'm not sure
23 what the question is there.

24 CHAIRMAN CHAVEZ: The question is if we don't
25 approve this and leave it as an A-1, they can't go and put

1 these units in there?

2 MR. HAMM: So if -- the question is if the request
3 today is denied and it retains the underlying A-1 zone, it
4 would be able to be developed consistent with the A-1 zone.
5 So they'd be able to do a conventional subdivision,
6 construction of a house, ranch, dairy, farm, things that have
7 you -- that are listed as uses in the A-1.

8 CHAIRMAN CHAVEZ: But you couldn't put this complex
9 in there, in an A-1?

10 MR. HAMM: Without approval by this Body through a
11 special use permit or some other type of action --

12 CHAIRMAN CHAVEZ: Just a "yes" or "no." That's
13 what I need. In an A-1, can this complex be put in?

14 MR. HAMM: No. You cannot do a planned development
15 area without getting approved for a special use permit for
16 planned development area.

17 CHAIRMAN CHAVEZ: Okay. Anything else, staff?

18 MS. SHUMSKY: Are there any other questions?

19 COMMISSIONER HERTEL: But you could do a
20 conventional subdivision here?

21 MR. HAMM: Of course, and this Body has considered
22 conventional subdivisions as planned development areas a
23 number of times, and those have been approved in various
24 areas in the county.

25 COMMISSIONER HERTEL: So they wouldn't have to get

1 a special use permit at all if it was a conventional
2 subdivision?

3 MR. HAMM: No, ma'am.

4 COMMISSIONER HERTEL: And they could have even more
5 units here?

6 MR. HAMM: No, not more. So if it retained its
7 A-1, the minimum acreage would be that of the A-1 zone.

8 COMMISSIONER HERTEL: Okay. That's right, and what
9 -- remind me what that is.

10 MR. HAMM: There's water and sewer, right?

11 MS. SHUMSKY: One per --

12 MR. HAMM: So it's one -- it's one acre net.

13 COMMISSIONER HERTEL: Ah. Okay. So it'd only be
14 four.

15 MR. HAMM: Right.

16 COMMISSIONER HERTEL: Okay. All right. Thank you.

17 CHAIRMAN CHAVEZ: Is that it, staff?

18 MS. SHUMSKY: Uh-huh.

19 CHAIRMAN CHAVEZ: Thank you.

20 The applicant. You have 15 minutes.

21 MS. METODI: Good morning, Chairman Chavez and
22 Commissioners. My name is Marlies Metodi. I am the project
23 manager for Rio Grande Huerta, LLC, which is the agent of the
24 special use permit request for a planned development area for
25 residential and agricultural uses. I have professional

1 experience in landscape architecture and urban design.

2 Rio Grande Huerta, LLC, is composed of families, and my
3 own is included in that, currently living in the Albuquerque
4 metro area, and we are investing our own money to build our
5 future homes at the site. Every one of the families
6 participates in the design and development process, and 80
7 percent of the homes will be presold before construction even
8 commences.

9 The site plan for this planned development area
10 illustrates spatially what cohousing is all about. Cohousing
11 is an intentional community of private homes, private
12 owner-occupied homes, clustered around shared space. Shared
13 common house and shared outdoor spaces encourage interaction
14 and close relationships. The aim is to support each other
15 and foster a sense of community where people know each other
16 and care about each other just like in an old fashion
17 village. Cohousing makes it easy to share tools and
18 resources, organize child and elder care and carpool.
19 Self-management empowers residents, builds community, and
20 saves money.

21 In distinction to a standard subdivision, a cohousing
22 villages offers a much larger range of size and price options
23 to allow for a variety of circumstances and family
24 configurations over someone's lifetime. Because of the
25 emphasis of encouraging interaction in shared spaces, the

1 private homes ranging in size from 400 square feet to 1,700
2 square feet, they're smaller than the current average home
3 size in the United States, which is over 2,600 square feet.

4 A focus of this particular cohousing group from the very
5 beginning has been agriculture, gardening, growing food, and
6 sharing the harvest. We, therefore, searched for a site that
7 can accommodate extensive gardens, orchards beside our homes.

8 The project site for the special use permit is currently
9 owned by two families with deep roots in the neighborhood.
10 The lots are vacant. No one is being misplaced. No homes
11 would be demolished, and the sellers get to stay in their own
12 homes right there in the neighborhood and will become
13 neighbors, and new homes are added.

14 In addition to the required notification of neighborhood
15 associations in the area, our cohousing group has made a
16 concerted effort to reach out to the neighbors and create
17 connections and first friendships. We invited immediate
18 neighbors to a tamales lunch at Valle Del Bosque Park. We
19 have presented at the South Valley Coalition of Neighborhood
20 Associations and twice at the Vecinos Del Bosque Neighborhood
21 Association.

22 We have held an open house at Valle Del Bosque park once
23 our site plan materialized, and most importantly, we have
24 spent countless hours meeting and talking with many neighbors
25 individually to explain to them what we are about, answer

1 their questions and concerns, and get to know each other.

2 The result of these -- the result of these conversations
3 is that the majority of the close neighbors welcome us. We
4 placed geo markers for all petitions, form letters, and
5 personal letters in support as well as opposition to this
6 project on the map. When you zoom in at the neighborhood
7 level, which is what this plate illustrates, the green
8 markers are people that have signed in support of this
9 project. You can clearly see that the majority of the
10 neighbors welcome us, and there are only a few neighbors
11 nearby that are unsure about this project.

12 Many neighbors sat down with us and asked many
13 questions. The most common question we heard was if this
14 will be low-income housing, because they wouldn't want to
15 support such a project in the neighborhood. Most neighbors
16 signed our petition, and some wrote letters. A few neighbors
17 are here today to speak to you about their support.

18 The conversations with neighbors have influenced our
19 site plan. We initially intended to provide an access
20 easement between Gonzales Road and the Atrisco drain road.
21 The majority of neighbors really didn't like the idea of
22 uncontrolled access and asked us to remove the easement and
23 walking path.

24 We also heard concerns in the larger neighborhood about
25 the preservation of farmland and open space in the South

1 Valley and decreased our unit count from first 33 to 30 and
2 then 27 in order to increase the amount of usable open space
3 to 62.8 percent of the project site.

4 MR. REHN: Good morning, Chairman Chavez,
5 Commissioners.

6 CHAIRMAN CHAVEZ: Yeah, before you -- give me your
7 name and address for the record, please, both of you.

8 MS. METODI: Yes. My name is Marlies Metodi, and I
9 live at 624 Amherst Drive, Southeast, in Albuquerque.

10 MR. REHN: And my name is Peter Rehn, and I live at
11 4519 Compound North Court, Northwest, in Albuquerque.

12 CHAIRMAN CHAVEZ: Thank you. Go ahead.

13 MR. REHN: Chairman Chavez and Commissioners, my
14 name is Peter Rehn. I'm a principal with RMK Architecture,
15 and I'm an architect for Rio Grande Huerta and a perspective
16 resident in this planned community.

17 As a long-time daily bicycle commuter, I appreciate the
18 direct access afforded by this site to an extensive network
19 of trails and existing public transportation. Thank you to
20 the county planning staff for the thorough analysis of the
21 application included in the report dated February 6th. The
22 report outlines a myriad of ways that this proposed planned
23 development area for residential and agricultural uses seeks
24 to further goals identified in the Bernalillo County
25 Comprehensive Plan, the Southwest Area Plan, and Resolution

1 116-86.

2 The site once enjoyed a rich architectural -- I'm sorry
3 -- agricultural heritage but has been vacant for decades and
4 has been severed from the historic acequia that parallels
5 Sunset Road. It will take considerable effort to clean the
6 site of broken glass and restore the soil for agricultural
7 uses. Rio Grande Huerta remains undaunted by this task.

8 The community welcomes the intrusion of bosque character
9 that exists along the east edge of the property with the
10 Atrisco riverside drain, existing levy, and Rio Grande bosque
11 beyond. This bosque character will be preserved, encouraged,
12 and emulated throughout the site.

13 On the shared cottonwood that is away from the edge
14 becomes a focal point of the site and the site planning and
15 provides a backdrop for orchards and gardens that are
16 especially prevalent along the southern portion of the site
17 plan.

18 As referenced in the record, the subject property is
19 located within residential area 5 identified on page 45 of
20 the Southwest Area Plan, which allows densities up to nine
21 dwelling units per acre. This application illustrates a
22 planned development well below that level of density with
23 seven dwelling units per acre.

24 Additionally, the Southwest Area Plan encourages cluster
25 development as an effective way to preserve agriculture.

1 Through compact home design and efficient site planning, the
2 amount of land preserved for usable agriculture is maximized.
3 Of the nearly 63 percent of the usable open space identified
4 in the application, over three-quarters of that land is
5 dedicated to agricultural uses and native planting areas to
6 reinforce qualities appreciated broadly along the Rio Grande
7 bosque corridor.

8 This planned development area introduces a variety of
9 home sizes to support a vibrant multigenerational community
10 from infants to elders, not at all uncommon in the region.
11 This ties directly to an area goal from the Bernalillo County
12 Comprehensive Plan, which states, "Create a quality urban
13 environment, which perpetuates the tradition of identifiable
14 individuals but integrated communities within the metro area
15 and which offers variety and maximum choice on housing,
16 transportation, work areas, and lifestyles while creating a
17 visually pleasing built environment."

18 There is plenty of precedent in the nearby neighborhood
19 to -- to justify a two-story approach that this community
20 will be using. This -- the graphic identifies houses
21 scattered throughout, which have two and even three stories
22 in the immediate neighborhood, and so we're well within the
23 allowable heights and areas stipulated in those codes that
24 I've referenced.

25 In short, the Rio Grande Huerta seeks to be a good

1 neighbor, and they will appreciate and will emulate the
2 bosque character, leverage existing utility infrastructure to
3 create a hybrid development that both rejuvenates the
4 agricultural heritage of the site and -- and raises the
5 density to levels congruent with the Southwest Area Plan.
6 Thank you.

7 CHAIRMAN CHAVEZ: Are you with them?

8 MS. OKUMA: I am. I'm Faith Okuma. I'm the
9 landscape --

10 CHAIRMAN CHAVEZ: We need your name and address for
11 the record, please.

12 MS. OKUMA: 3105 --

13 CHAIRMAN CHAVEZ: How much more time do they have?

14 MS. SUAREZ: Four and a half minutes.

15 CHAIRMAN CHAVEZ: Four and a half minutes.

16 MS. OKUMA: My name is Faith Okuma. I'm the
17 landscape architect from -- for Rio Grande Huerta.

18 In 45 years of doing land planning for different
19 agencies and groups, this is the first time where I've
20 actually dealt with a group that spent most of their time
21 telling me to give them more agricultural space, which we
22 believe is an exceptional component of this.

23 This is the site plan. This site is exceptional, and I
24 actually worked very, very hard. The reason it is two
25 stories is because the ownership had a concrete discussion

1 about wanting more agricultural space, and so it has been a
2 driver and completely supports the long-term wishes of the
3 county to retain agriculture on that site.

4 The discussion is really about four points that we
5 believe that this site plan -- it is unconventional, but it
6 is a way to get more farming in that area. There is no other
7 thing happening on that bosque stretch. So one of them is
8 that it does support the agricultural aims to get real live
9 agriculture back on that land. It is severed from the
10 MRGCD's acequia system. It must deal with using mostly
11 on-site water, and so the plan focuses on being able to use
12 recycled water that's non-potable so that we don't take
13 potable water sources from the county or the city.

14 It will be using an existing -- rehabilitating an
15 existing one-acre-foot-per-year well on the site to support
16 most of the agricultural uses. It will drip, because again,
17 in that location, flood irrigation is no longer a
18 possibility. It also worked very hard to retain all the
19 cottonwoods. Retaining all of them is absolutely a baseline.
20 So every one of them is being cared for.

21 The grading plan in the -- which you have gotten in your
22 packet was actually created by me to make sure that the
23 grading that happens would preserve all those trees. It's
24 important to keep grading out of the roots zones. We also
25 purposely are keeping most of the elms. They're not your

1 preferred plant, but they are the trees that are against most
2 of the neighbors and which is actually blocking views into
3 this property and into the bosque, and by cleaning them and
4 maintaining them as part of the buffer landscape, it will
5 actually improve their abilities to look into the community.

6 One of the interesting things about the site is it's
7 actually only visibly accessible from two locations. One is
8 from the east end of Gonzales Road. If you remember, that is
9 the only truly public access that you can view through this
10 property, and that portion, the buildings have purposely been
11 setback 75 feet in order to maintain that view. There are a
12 line of trees that will be maintained in that plan as well.

13 The other component is actually from the bike trail in
14 the future that will happen east of the Atrisco drain. So
15 it's quite far, and if you look at the top section, it is
16 that bump way over on the right-hand side. It's quite far.
17 It is actually an interrupted view, because the trees along
18 our property edge actually block views, and if you recall,
19 those of you who may have been to the site, the current
20 fencing along that edge is actually a corrugated six-foot
21 metal fence. It's not very attractive. It doesn't allow
22 anybody to see in. It doesn't allow any animals to migrate
23 across there either.

24 So part of the interesting part is that we hope to put
25 in a more permeable coyote fence, which is, material-wise,

1 really part of the historic fabric of this area and also
2 allows that permeability for -- for animals and people.

3 But the big thing is that it will actually provide the
4 first time for this property in quite a few decades for the
5 public eventually to actually be able to look into the site
6 and actually see real agriculture happening. There is no
7 other location along in here. This plan actually looked at
8 probably six different plans to put in the more conventional,
9 which you're -- I was thinking about A-1, and each one of
10 them denied the ability to do real agriculture.

11 CHAIRMAN CHAVEZ: Is that it? Okay. Times up.

12 MS. METODI: Chairman Chavez --

13 CHAIRMAN CHAVEZ: Yes.

14 MS. METODI: -- and Commissioners, I would like to
15 offer our presentation for the record, and we stand for any
16 questions.

17 CHAIRMAN CHAVEZ: Yeah. Go ahead. Okay. Thank
18 you.

19 Staff, I have questions. Since there's not a definition
20 for this type of project, how come it wasn't applied through
21 the special use permits instead of trying to make something
22 up that --

23 MS. SHUMSKY: This is a special use permit. It's
24 for a planned development area, which is a listed use in
25 section 18. That's what's under consideration today.

1 MR. HAMM: So, Chairman Chavez, if I might, this
2 actually is being considered as a special use permit.
3 Section 18 lists 32 or so uses that one could apply for.
4 "Planned development area" is one of those that's listed in
5 section 18. So it's considered just as any other special use
6 permit, same criteria, same process, same procedure that you
7 all are very familiar with.

8 CHAIRMAN CHAVEZ: So basically, what we're looking
9 at here is we have four acres of land that right now you
10 could build one unit per acre as it sits now?

11 MR. HAMM: That's correct.

12 CHAIRMAN CHAVEZ: And they're asking to put 27
13 units for four acres?

14 MR. HAMM: That's correct. Though, Chairman
15 Chavez, I think it's also important to remember it through
16 the context of the adopted plans, both the Comprehensive
17 Plan, which designates this as established urban, and the
18 Southwest Area Plan, which designates this as residential
19 area 5. One could make a robust case for the existing zoning
20 to be inconsistent with those designations and thereby -- it
21 blows towards approving a zone change that would allow for
22 higher density development just -- just based upon the plans
23 that the county itself has adopted.

24 CHAIRMAN CHAVEZ: You said there's -- there could
25 be an argument. What would the argument be if an A-1 is

1 sitting next to the bosque? I mean --

2 MR. HAMM: Well, so I don't think those are
3 exclusionary. I think that one could find a property that is
4 both near the bosque and also in areas that are designated as
5 higher density as is the case in this one.

6 CHAIRMAN CHAVEZ: Okay. We'll move on then to the
7 -- how many people do we have? Okay. Neighborhood
8 association, please come down and do your presentation right
9 away. Four minutes for that. Okay?

10 MR. MAHONEY: Okay. Thank you. Don't start yet.
11 My name is Rod Mahoney. I live at 1838 Sadora Road,
12 Southwest. I'm the current president of the Vecinos Del
13 Bosque Neighborhood Association.

14 One of the things, I think, that we need to talk about
15 here --

16 CHAIRMAN CHAVEZ: Before we start, let me ask you a
17 question.

18 MR. MAHONEY: Yeah. Go ahead.

19 CHAIRMAN CHAVEZ: Did you have a meeting on this --

20 MR. MAHONEY: Oh, well, let me -- if you can take
21 that time, I've had several meetings --

22 CHAIRMAN CHAVEZ: We'll start the time new.

23 MR. MAHONEY: Okay.

24 CHAIRMAN CHAVEZ: But did you have a meeting with
25 your association?

1 MR. MAHONEY: We've had two.

2 CHAIRMAN CHAVEZ: And you had a vote to where your
3 association stands --

4 MR. MAHONEY: Yes, indeed.

5 CHAIRMAN CHAVEZ: -- with this project?

6 MR. MAHONEY: Yes. There's also been several other
7 community meetings associated with this particular project.
8 One was -- the initial meeting was actually with the South
9 Valley Coalition of Neighborhood Associations.

10 CHAIRMAN CHAVEZ: Well, the one I'm concerned is
11 the association if -- what was the stand with the
12 association, because, you know, this is not a personal thing
13 for you or the coalition where you stand.

14 MR. MAHONEY: I understand.

15 CHAIRMAN CHAVEZ: But your association, where the
16 -- the immediate association that's in that area there?

17 MR. MAHONEY: Yeah. So there was a meeting and --
18 two meetings with this group for neighborhood association.
19 The most recent one was actually right after Thanksgiving.

20 CHAIRMAN CHAVEZ: And did they take a stand of --

21 MR. MAHONEY: Oh, yes. Actually, the vote was
22 significantly opposed, and actually, I submitted a letter
23 into the record. I don't know if you folks have read that.

24 CHAIRMAN CHAVEZ: No. I just wanted to know if you
25 had had a meeting on this case.

1 MR. MAHONEY: Yes. There's been -- there's been
2 several.

3 CHAIRMAN CHAVEZ: So let's go ahead and get
4 started.

5 MR. MAHONEY: Okay. So one of the things that I'd
6 like to talk about is actually the context and, of course, my
7 context for this neighborhood started 35 years ago. I'm a
8 relatively newcomer to this area, and it actually started
9 with a case that sort of became regionally well-known
10 associated with the mobile home park that would have
11 essentially been installed in that area.

12 So over the years, there have been a number of --
13 there's been development that's actually occurred along
14 Sunset. I mean, folks that drive down Sunset realizes and
15 sees nowadays on sort of both sides of Sunset, and there's
16 also been a significant number of improvements. Actually,
17 the establishment of the Valle Del Bosque park was actually a
18 very good thing that happened for us, because that basically
19 eliminated 15 acres that would ultimately have been
20 additional houses along Sunset and the traffic associated
21 with that.

22 There's current development going on on the properties
23 that are actually off of Sunset Gardens that got annexed into
24 the city in the '90s. There's around 60 homes being built
25 there. So this area's had infill over the last 25 years or

1 so in our area, and there's very few locations that are left
2 ultimately for infill.

3 There are two pieces of properties that are abutting one
4 another relative to this case. One of those is immediately
5 north as you can see on the map. That's an A-1 property,
6 also. It's nominally about the same size.

7 So these were discussed at our meeting, and ultimately
8 there was a significant number of folks that actually cited
9 their concerns, and I tried to summarize those in the
10 document that I provided.

11 So certainly the Vecinos Del Bosque Neighborhood
12 Association believes that they have not met the burden for
13 116-86 to actually demonstrate that a special use needs to
14 actually be applied to this for a number of reasons. First
15 of all, I cited in this document that I provided a sense of
16 place, and I think that pretty well sums up in those few
17 words what this is about.

18 So the definition of a "sense of place," is one that's
19 somewhat interesting. This lies along the Atrisco drain,
20 which is MRGCD property. There is a walkway or a path along
21 there that folks can actually walk along. Typically they go
22 to the back of our park, get along the walkway that's
23 immediately adjacent to the river, and folks walk in that
24 area. But this is one of very few limited sites that still
25 exists in a near South Valley that are actually A-1.

1 The property owners I know very well. They were part of
2 the original founding of the Vecinos Del Bosque Neighborhood
3 Association, and I respect their opinion very highly, but
4 this sense of place is actually a very important one, and you
5 know, we certainly believe as a board that that sense of
6 place will be irreparably harmed if indeed this is actually
7 approved for this development to occur.

8 The density is always very concerning, and that's been
9 cited, I think, and will be cited by a number of folks that
10 actually follow on from me. So we believe that this
11 recommendation here has harmful effects.

12 In addition to that, the traffic corridor along Sunset
13 is marginal. It's -- part of it belongs to the city. Part
14 of it belongs to the county, and that -- moving forward a
15 portion of that is really at risk. So my time is up here; is
16 that correct?

17 CHAIRMAN CHAVEZ: Yes. Go ahead and wrap it up.

18 MR. MAHONEY: So one thing I'd like to submit in
19 the record -- and I spent a number of hours looking over the
20 packet, very interesting packet, and I compiled the petition
21 numbers that are very interesting, and I'd like to submit
22 that into the record.

23 CHAIRMAN CHAVEZ: If you do, please -- thank you,
24 and that's the end of the time.

25 MR. MAHONEY: Thank you.

1 CHAIRMAN CHAVEZ: Okay. We're going to call three
2 names at a time. If the speaker will come up to the podium
3 and the other two people sit right behind them so that we can
4 keep this flow moving.

5 VICE CHAIR CHAVEZ: Okay. John Padilla, Evelyn
6 Fernandez, and Dory Wegrzyn.

7 CHAIRMAN CHAVEZ: Name and address for the record,
8 please.

9 MR. PADILLA: My name is John Padilla, 1573
10 Trujillo Road, Southwest.

11 I am not here to endorse or oppose the proposed project.
12 I am here to help ensure the safety and health of the
13 occupants and neighbors of this project.

14 That being said, the fire code states that fire
15 apparatus access road shall be a minimum of 26 feet wide
16 exclusive of the shoulders. The opening to this project is
17 exactly 25 feet wide, but the roadway of Gonzales does not
18 meet the opening exactly. In fact, the shoulder of Gonzales
19 that averages 13 feet wide on the south side of Gonzales
20 would be infringed upon by this entrance.

21 The fence of the property on the southwest corner of
22 this entrance is the southern boundary of this entrance. The
23 occupants at this property currently park at times in front
24 of their gate. This would partially block a portion of the
25 26-foot-wide fire apparatus access road.

1 We all have visions of the recent fires in California
2 where abandoned vehicles block the egress from the
3 neighborhood and cause the death of numerous residents of
4 this neighborhood. The project has only one vehicle
5 entrance, which also serves as the only entrance to this
6 project. Keeping this egress unblocked is essential to
7 keeping the occupants of this project safe.

8 This project also shows an open fire pit. Bernalillo
9 County ordinance does not allow for open burning. The only
10 opening burning is -- allowed is three-by-three foot piles of
11 dry tumbleweeds. This project is in the urban interface.

12 Directly to the east of the project is the largest
13 cottonwood forest in the U.S. Those of us who live close to
14 the bosque know that at certain times of the year, cotton
15 from these trees is tremendous. It accumulates on the ground
16 and can easily be ignited by a spark. Having an ignition
17 source in the middle of this project is unacceptable.

18 Also, smoke from this fire pit would intrude in the
19 neighborhood. Most of these older homes have swamp coolers,
20 and the smoke would be sucked into their homes. It is clear
21 to me that the Bernalillo County Fire Department has not
22 reviewed these plans to see if they meet the fire code. I
23 recommend that the approval of this change of zoning be
24 delayed until the fire department reviews these plans and
25 gives direction to make this project safe for the occupants

1 of the neighborhood.

2 CHAIRMAN CHAVEZ: Thank you.

3 MR. PADILLA: I stand for any questions.

4 CHAIRMAN CHAVEZ: Any questions of --

5 MR. PADILLA: I would also -- I'd also like to
6 state that I have 22 and a half years with the Albuquerque
7 Fire Department, retired as a captain, and 12 years in the
8 Bernalillo County Fire Marshall's Office.

9 CHAIRMAN CHAVEZ: Thank you.

10 Who's next?

11 VICE CHAIR CHAVEZ: Evelyn Fernandez, Dory Wegrzyn,
12 and then Christine McCartney.

13 CHAIRMAN CHAVEZ: Name and address for the record,
14 please.

15 MS. FERNANDEZ: Buenos dias --

16 CHAIRMAN CHAVEZ: Buenos dias.

17 MS. FERNANDEZ: -- Chairman Chavez, County Planning
18 Commission. My name is Evelyn Fernandez. I live at 1585
19 Trujillo Road.

20 I'm a retired 30-year educator primarily of the South
21 Valley schools, including Schools on Wheels High School,
22 which is located about a mile from the proposed area. I was
23 also principal at Longfellow Elementary School. I'm a
24 lifetime resident of the South Valley, Village of Atrisco,
25 and I'm a proud Atrisco Land Grant heir of 17 generations

1 including my children and 13 grandchildren.

2 I have concern that this administration cannot make a
3 fair hearing today to ensure that the neighborhood and
4 Village of Atrisco will continue to access the open space of
5 the bosque and the natural life it offers. As a certified
6 science teacher, I was committed to ensure my students to
7 real life science studying the bosque habitats of coyotes,
8 long-horned owls, native turtles, snakes, beavers,
9 porcupines, and effects of the limits to the habitats imposed
10 by continuous, corrosive loss of open space.

11 The evidence of gentrification already demonstrates
12 limits to the conservation of this community's natural
13 permaculture as well as cultural heritage of Atrisco area
14 families. My grandchildren and great nieces and nephews
15 often frequent with each of the bosque. They love observing
16 the beehives, the fowl who make their -- the bosque their
17 home. They look forward to gathering mulberries in the
18 spring.

19 Will this administration assure that the 60 parking
20 spaces at the apartment complex will not affect the
21 environment and provide security for the natural foliage and
22 river water? Will this administration ensure that the
23 seniors and children now dangerously crossing the street of
24 Sunset to the park area will be safe with the new abundance
25 of traffic? New wells are currently not allowed in the area.

1 How will the administration allow the large numbers of homes
2 to acquire well water when local established residents are
3 not?

4 I want you to deny this special use permit. Obvious
5 future problems and -- at the riverbed access and limited
6 access to the area for the community is unjust.

7 CHAIRMAN CHAVEZ: Thank you. Any questions of --
8 thank you.

9 VICE CHAIR CHAVEZ: Dory Wegrzyn followed by
10 Christine McCartney and Albert Sanchez.

11 MS. CRUZ: My name is Jennifer Cruz. I'll be
12 reading for Dory Wegrzyn today.

13 CHAIRMAN CHAVEZ: Okay. Name and address for the
14 record, please.

15 MS. CRUZ: Me or her?

16 CHAIRMAN CHAVEZ: Both.

17 MS. CRUZ: I'm 1512 Cero Vista, and she is 1404
18 Gonzales.

19 CHAIRMAN CHAVEZ: And what is her name?

20 MS. CRUZ: Dory Wegrzyn.

21 CHAIRMAN CHAVEZ: Okay.

22 MS. CRUZ: "My name is Dory Wegrzyn. I've lived in
23 the South Valley for 30 years. I've watched the increasing
24 development from the city and county encroach on farmland and
25 open space. I want to always look up into the sky and see

1 the bald eagles, cranes, and geese migrate, hear the coyotes
2 howl, and see the cottonwoods shimmer in the wind by the Rio
3 Grande. However, as development trends continue, it will be
4 lost.

5 "Open space and farmland provide the food we eat,
6 recharges the aquifer, and provides habitat for wildlife, and
7 presents us all with a beautiful living landscape. It should
8 be protected for generations to come.

9 "Farming is a cultural tradition of the South Valley. I
10 operate at Red Tractor Farm at the corner of Gonzales and
11 Sunset, 500 feet from the proposed development. As with the
12 proposed site, my farm was abandoned for over 50 years
13 covered in grass, weeds, eight-track tape, and elm trees,
14 but with soil amendments and stewardship, the farm is still
15 in operation today.

16 "The proposal impacts include the eastern borders of the
17 Rio Grande Valley State park and Atrisco drain. Housing
18 development along the park and next to the bosque habitat is
19 not a best use for A-1 lands and does not fit with the
20 character of the area, Policy D of the Comprehensive Plan.

21 "The proposal will irreversibly harm the sense of place
22 after the current semi rural balance that exists from the
23 traditional way of life of small urban farming, irreversibly
24 harming the current stable character. Agricultural land is
25 not replaceable once it is developed. It is gone in

1 perpetuity.

2 "SWAP Policy 29 B, 'The county and city shall stabilize
3 residential zoning and land use in the South Valley to
4 protect the value of traditional land uses and enhance the
5 quality of life.' The new condos will create higher property
6 assessment resulting in increased property taxes and does not
7 preserve the existing character existing houses -- character
8 of existing houses for local residents. This is in direct
9 conflict with Comprehensive Plan Policy C.

10 "As a South Valley resident, a farmer of 12 years and
11 over 25 years of experience as a community and affordable
12 housing professional, I oppose this proposal and ask for a
13 deferral or denial for the reasons listed above and many
14 other reasons to those who speak in opposition. Thank you."

15 CHAIRMAN CHAVEZ: Okay. Thank you. And if you
16 don't finish reading those things, you can submit them to the
17 staff so -- for the record if they're in writing. Thank you
18 very much.

19 Any questions of -- thank you.

20 VICE CHAIR CHAVEZ: Christy McCartney, Albert
21 Sanchez, Charlotte Walters.

22 MS. MCCARTNEY: Good morning. My name is Christy
23 McCartney, and I live at 1413 El Oriente, Southwest, which is
24 approximately one block from this project. I am east of
25 Sunset and just south of Gonzales. So I know the road.

1 Gonzales is a very narrow road. There is a one-acre farm on
2 Gonzales right behind our property. So when they talk that
3 there are no farms in the area, that is not true, because
4 there is a farm there.

5 And when I bought the property, I wanted to live in a
6 rural area, and I knew when I purchased the property how it
7 was zoned, and I purchased it according to that zoning. I do
8 not want to live in a -- around a high density area
9 surrounded by condominiums. If this high density condo
10 project goes through, it is just the beginning. It opens the
11 floodgates for other greedy developers who want to come in
12 and destroy the bosque and the natural environment for
13 profit.

14 When the developers purchased the property, they knew
15 how it was zoned, and they should respect the zoning laws and
16 natural environment, habitat of wildlife, and the first --
17 and the forest and the neighborhood.

18 Also, a project of this size will create an extreme
19 annoyance to the neighborhood with the heavy equipment, the
20 noise, and the traffic going down this very narrow Gonzales
21 street, and this could affect the neighborhood for years,
22 because it is a major -- major project with high density.
23 Please do not approve this high density project and preserve
24 our forest. Thank you.

25 CHAIRMAN CHAVEZ: Thank you.

1 VICE CHAIR CHAVEZ: Albert Sanchez, Charlotte
2 Walters, Penina Bellen.

3 MR. SANCHEZ: My name is Albert Sanchez. I live at
4 224 Five Points next to Holy Family church.

5 I oppose the special use permit because it will create a
6 negative impact on our environment by disrupting the riparian
7 zone along the bosque. The purpose of A-1 zoning is to
8 preserve the scenic, the recreational values along the
9 bosque, and to safeguard the future water supply. Riparian
10 areas are extremely important components of healthy watershed
11 and ecological functions. They provide a critical habitat
12 for wildlife, and any kind of urban development has a
13 negative effect on these riparian zones.

14 My family has lived in the South Valley for generations.
15 We are part of the Atrisco Land Grant. And while I walk my
16 dog along the ditch toward the riverbank, it makes me think
17 of my ancestors, how they walked along the same path
18 centuries ago, but at the same time, I am saddened to see
19 that there's another urban development behind Holy Family.
20 It's a gated community. It angers me to see that the
21 negative impact this development has on the riparian area
22 next to our acequia. All those paved streets and sidewalks
23 and houses have taken away that food supply, the cover, the
24 water for a large diversity of animals. It has taken that
25 migration route and at stopping points between habitats for a

1 variety of wildlife.

2 You know, I understand that that development that I'm
3 talking about is water under the bridge, and you know,
4 there's lot of nice people that have moved in that area, but
5 it is a huge reminder of why I'm opposed to this zone change
6 along the bosque.

7 Our neighborhood association is called Vecinos Del
8 Bosque. It's "neighbors of the riverbank," and we believe
9 that the bosque should be a communal open space for everyone
10 including the wildlife who can't speak for themselves. I
11 respectfully ask the County Planning Commission to deny the
12 special use permit, and please protect our treasured lands.

13 CHAIRMAN CHAVEZ: Thank you. I have one question.
14 You're talking about a development behind Holy Family?

15 MR. SANCHEZ: Yeah. It's --

16 CHAIRMAN CHAVEZ: Is that in the city or the
17 county?

18 MR. SANCHEZ: That -- that is city now.

19 CHAIRMAN CHAVEZ: Oh, it's city land?

20 MR. SANCHEZ: Yeah.

21 CHAIRMAN CHAVEZ: Because I know the boundaries go
22 right down behind --

23 MR. SANCHEZ: Yeah, they --

24 CHAIRMAN CHAVEZ: They cut through there, so --

25 MR. SANCHEZ: Yeah. That one, it was taken over by

1 the city.

2 CHAIRMAN CHAVEZ: Okay. Thank you.

3 MR. SANCHEZ: You're welcome.

4 VICE CHAIR CHAVEZ: Charlotte Walters.

5 MS. WALTERS: Chairman Chavez and Commissioners,
6 good morning. I'm Charlotte Walters. I have owned my
7 residence at 1424 Dennison Road, east side of Sunset since
8 1998, a lovely friendly quiet dead-end street with wonderful
9 and interesting neighbors, part of the South Valley village
10 and community.

11 My concern today is for traffic, traffic, traffic in our
12 neighborhood, the ever-increasing congestion and public
13 safety issues on Sunset Road. This is the only exit for my
14 neighbors and myself from our dead-end street. Mid-Region
15 Council of Governments has designated Sunset as a major
16 collector, and yet, it remains a narrow, unimproved county
17 road with limited sidewalks or pedestrian walkways, limited
18 sight lines on many of the side streets including Dennison
19 Road. Yet, Bernalillo County continues to approve higher and
20 higher density developments, a/k/a subdivisions or apartment
21 complexes.

22 This last year I was shocked as a foster parent
23 transporting two boys to their CYFD designated school at the
24 increasing volume of traffic at 8:30 in the morning. I was
25 dismayed how often traffic was bumper to bumper with Central

1 Avenue and/or Bridge were blocked due to water, sewer, or
2 road work, and even more stunning is when I-40 is closed due
3 to a crash. Today Sunset Road is often a detour route for
4 Albuquerque traffic. This county road has begun -- become a
5 congested boulevard. Please recognize there is no plan or
6 designated fund to address this problem.

7 Please recognize if this high density apartment complex
8 development is approved, it exponentially will increase
9 traffic traveling on Sunset adding to the other two
10 developments that have been previously mentioned in the city
11 at -- so I ask you please to think of future generations, not
12 just now, and deny this special use request. Thank you for
13 your time.

14 CHAIRMAN CHAVEZ: Thank you.

15 MS. WALTERS: I appreciate you.

16 VICE CHAIR CHAVEZ: Okay. I'm sorry. I'm
17 mispronouncing your name. Followed by Olivia Hill and Felix
18 Lucero. And your name and address for the record, please.

19 MS. BELLEN: My name is Penina Bellen or Bellen,
20 2299 Campbell Road, Northwest, and I'm speaking in support of
21 the special use permit as a future cohousing resident and
22 homeowner.

23 We are asking for a special use permit to allow us to
24 build multifamily dwellings at the end of Gonzales Road.
25 Contrary to the trend of building large homes that occupy

1 almost the entire lot, attached walls increase energy
2 efficiency and reduce the footprint of the -- of the
3 buildings. They increase the possibility of interacting with
4 neighbors and building community. Rather than the trend of
5 enhancing privacy and increasing security with evermore
6 sophisticated technology, we are desiring an emphasize on
7 frequent contact with neighbors, sharing tools, food, and
8 leisure time with neighbors rather than hiding behind high
9 walls.

10 Our goal of living lightly on the land should be a model
11 for future housing developments. Since the time I lived in a
12 rental house in the early 1980s on Sunset Gardens, Southwest,
13 near Atrisco Terrace, the infill is now occupied with a high
14 density mobile home park, gated developments with lots of
15 gravel and weed-barrier yards, a few McMansions, and many
16 homes with locked gates, warning signs about fierce dogs or
17 signs that say "no solicitors." Our community will be a
18 barrier to delinquency with our own eyes and ears. Count on
19 more bicycle traffic as well as bringing the land back into
20 cultivation. No bosque will be damaged. We will actually be
21 planting more cottonwoods and native xeriscape landscaping.

22 I look forward to moving back to the South Valley as a
23 homeowner. My years as a board member of air-to-gardens more
24 than ten years ago reminds me of farming the plot almost
25 right across the street on the west side of Sunset. I am

1 also familiar with the community from teaching at Atrisco
2 Elementary and Los Padillas. Thank you very much.

3 CHAIRMAN CHAVEZ: Thank you very much.

4 VICE CHAIR CHAVEZ: Olivia Hill, Felix Lucero, and
5 Maggie Seeley.

6 MS. HILL: Chairman Chavez and Commissioners, my
7 name is Olivia Hill. I live at 10804 Wolf Creek Road,
8 Southeast, Albuquerque, and I am speaking in support of the
9 special use permit request as a future homeowner of the -- on
10 this land.

11 I have two small kids. I am an immigrant, and the last
12 few years of raising kids alone have been the hardest part of
13 my life. I was close to losing my life because of
14 particularly unfortunate circumstances, loneliness, and
15 hardship involved in raising a family alone. No parent
16 should ever feel so overwhelmed and utterly exhaustive that
17 they would reach such a dark place.

18 Connection and belonging are some of the most
19 fundamental needs of children and adults. Cohousing provides
20 a supportive village where everyone can feel like they have a
21 strong sense of belonging, a place where seniors always have
22 someone to help them with groceries. Babysitting is built in
23 for families, hot meals are brought to someone in need, and
24 where we get together regularly for meals so that nobody
25 feels isolated.

1 Families with children need others to lean on, because
2 raising the next generation is one of the most important but
3 difficult tasks for anyone. In cohousing, other adults
4 besides the parents will influence children in their daily
5 lives. Those interactions are invaluable to raising
6 resilient, compassionate, and responsible adults. In
7 cohousing, children learn from adults about responsibilities
8 of caring for our homes, land, and neighbors.

9 I hope my children will get to play at the nearby park
10 with neighborhood children, and those children will visit
11 ours on the property creating strong bonds between families
12 of the Vecinos Del Bosque neighborhood. Thank you.

13 CHAIRMAN CHAVEZ: Thank you.

14 MS. HILL: And I would like to submit this for the
15 record.

16 CHAIRMAN CHAVEZ: Just submit it to the staff
17 there, and they'll put it in the record.

18 VICE CHAIR CHAVEZ: Felix Lucero, Maggie Seeley,
19 and Jennifer Cruz.

20 CHAIRMAN CHAVEZ: Can we remove the -- thank you.

21 MR. LUCERO: Good morning, Commissioner Chavez and
22 Commission. Thank you for listening to the concerns of our
23 organization. My name is Felix Lucero. I live at 1020 La
24 Vega Drive, Southwest. I've lived in the South Valley for 25
25 years.

1 I'm reading on behalf of the Los Jardines Institute of
2 which I'm associate member.

3 "This communication is in opposition to Albuquerque
4 cohousing -- to the Albuquerque cohousing project proposed on
5 Gonzales Road. We are concerned about the changes in
6 development occurring in the South Valley, the loss of farm
7 and open space areas and unwelcomed development and planning
8 in our neighborhoods without oftentimes -- oftentimes without
9 early and meaningful inclusion in decisions that affect our
10 everyday needs and activities.

11 "We see our community being gentrified and others
12 benefiting from resources that are supposedly -- supposedly
13 directed to the South Valley. Many of our decision-making
14 bodies in the South Valley, whether on boards or
15 administration in decision-making positions most often do not
16 reflect the population of the South Valley. This project
17 proposes to have gardens and orchards. However, they do not
18 have a water right. Considering the realities of climate
19 change, our area climate, and our inconsistent weather
20 patterns, it does not make sense to approve this type of
21 development. The project may negatively impact the waters of
22 the Rio Grande, which should be highly protected through
23 environmental impact studies.

24 "This housing is incompatible with the surrounding
25 community and is not wanted by the local residents. It may

1 have unintended consequences such as higher taxes and traffic
2 congestion, which are just a few of the negative impacts. We
3 ask that this request be denied. Thank you, Los Jardines
4 Institute."

5 VICE CHAIR CHAVEZ: Thank you. Okay. Maggie
6 Seeley followed by Jennifer Cruz, and somebody named Anne
7 without a last name. Go ahead.

8 MS. SEELEY: Madam Chavez, I am Maggie Seeley. My
9 address is 407 Amherst Drive, Southeast.

10 I have had the great pleasure of teaching at UNM in the
11 sustainability studies program, and I've gotten to work with
12 students on building with adobe and building aviaries, and
13 particularly my favorite topic is rainwater and water
14 catchment in our desert climate.

15 So this project, this cohousing community gives us the
16 possibility of creating gray water, which is all the water
17 from the household that comes out of the dishwasher or the
18 washing machine or the shower or the sinks and recycling it
19 into wetlands and orchards and vegetable gardens, and it also
20 gives us the opportunity of putting water barrels beside each
21 one of the living units. So I'm totally turned on about
22 that, and I'm excited about moving into a community where we
23 have chickens and we're growing some of our own food.

24 And part of the cohousing model is to eat dinner
25 together a couple of times a week. So I want our neighbors

1 -- you know, I want to be with them once or twice a week to
2 have conversations about what's happening in the
3 neighborhood. We've got a plan to build some very nice areas
4 for children. So I want the children to be integrated in the
5 community as well, but these -- these homes are built in
6 passive solar, tight envelopes that require almost no heating
7 and cooling, and I'd just love to be a part of a model
8 community in the South Valley, and thanks so much for your
9 consideration.

10 CHAIRMAN CHAVEZ: Thank you.

11 VICE CHAIR CHAVEZ: Jennifer Cruz, Anne, and Amy
12 Reem -- I'm sorry. I can't pronounce the last name.

13 MS. CRUZ: Good morning. My name is Jennifer Cruz.
14 I live at 1512 Cero Vista. Thank you, Chair Chavez and
15 Commission. I am speaking out today as a board member of the
16 Vecinos Del Bosque Neighborhood Association and as a
17 descendent of many generations of Chicano and Mexicano
18 farmers.

19 This proposed development would permanently destroy A-1
20 zoned rural agricultural farmland. This land is
21 irreplaceable. We can't ever get it back once we put these
22 developments on it. As you well know, agricultural land is
23 limited in the high desert. Space where we can grow food in
24 the desert is a treasure that must be protected, and this is
25 precisely why the area was originally zoned A-1. Our county

1 had the foresight to recognize this treasure as a resource
2 for generations to come. And it is my hope that the county
3 will continue to value and protect this land.

4 Yes, it's true that the land has been at rest for
5 decades, but that doesn't mean it can't be farmed again as
6 evidenced by the resurgence of small farms in the Valley that
7 are being revived.

8 Another point of contention is that the applicant claims
9 their project will not displace low-income households, and
10 while it won't happen overnight, it will happen over time.
11 Many surrounding homes have been passed down by families and
12 applicants who only have to pay into it at tax time. The new
13 apartments would create a higher property assessment, and
14 that means increased property tax. This is in direct
15 conflict with the Comprehensive Plan, which is legislative,
16 the opposite, in policy C, pages 11 through 94. Over time,
17 the risk of the placement -- displacement only increases.

18 I ask that you deny this special use permit and you
19 uphold the zoning your predecessors had the foresight to
20 protect. Thank you.

21 CHAIRMAN CHAVEZ: Thank you.

22 VICE CHAIR CHAVEZ: Okay. Anne.

23 MS. WITHERSPOON: My name is Anne Bolger
24 Witherspoon. This is my daughter, Cheyenne Anderson, and we
25 live at 1278 Tapia Boulevard.

1 As a lifelong resident of the South Valley community
2 adjacent to this neighborhood, I have watched small changes
3 occur that have impacted how myself and my children live here
4 from decreased open space to water scarcity to traffic
5 congestion. I have deep concerns about the proposed zoning
6 changes that are being decided today and that are in direct
7 opposition to many portions of the Albuquerque/Bernalillo
8 County Comprehensive Plan.

9 As a teen, I used to wonder why my father, a long-time
10 advocate for preservation of precious open spaces and farming
11 land throughout the South Valley, was up in arms over changes
12 I could not have imagined. Thirty years later, changes have
13 most definitely occurred, but I would like to point out the
14 legacy of community voice and smart planning that has insured
15 what is important to the identity of South Valley. It is the
16 beautiful, bountiful lands, like that of the city and -- city
17 -- wait. Sorry. It is the beautiful, bountiful lands like
18 that that the city and county has protected and reclaimed
19 standing at the corner of Rio Bravo and Coors with our City
20 of Albuquerque nature preserve or Sanchez Farms at Arenal or
21 further west passed Isleta, Sunset Saves Farms.

22 These are examples of places that were once -- faced
23 proposition zoning changes much like this one. With great
24 insight and smart planning in the past, our community has
25 preserved the A-1 zoning, which means we now have lands that

1 can be used for generations to come. Those lands feed the
2 cranes and wildlife. They blossom into community gardens.
3 They are micro, economic farms that provide our community
4 members with a way of living.

5 I want to make sure that we, as a community, as a city,
6 as a county are thoughtful and remember that our children
7 will thank us for fighting for this -- sorry -- conservation
8 of parcels like this to remain. It is clearly stated in your
9 Comprehensive Plan that lands shall be maintained to extend
10 -- to extend feasible agricultural production and discourage
11 from nonagricultural development, protecting and preserving
12 the environmental and cultural resources in the Albuquerque's
13 South Valley community for generations to come.

14 CHAIRMAN CHAVEZ: Thank you, ma'am.

15 MS. WITHERSPOON: I would --

16 CHAIRMAN CHAVEZ: Your time is up.

17 MS. WITHERSPOON: Last part, I just would like you
18 to really consider denying this application. Thank you.

19 CHAIRMAN CHAVEZ: Okay.

20 VICE CHAIR CHAVEZ: Let's see. Is it Amily,
21 Marianne Dickinson, and Martin Ortega.

22 MS. MUSALLAM: Good morning. My name is Reem
23 Musallam. I live in Vecinos Del Bosque near the proposed
24 development. I did the community outreach coordination in
25 opposition to it.

1 I'm here to share that the majority demographic of
2 Vecinos Del Bosque and its South Valley community leadership
3 does not want to see more development of agriculturally zoned
4 lands. This majority demographic is a working-class Hispanic
5 community. Less than five percent hold a bachelor's degree,
6 and median household incomes are \$32,000. Most families own
7 their homes, but this is due to being multigenerational and
8 inherited homes not having mortgages.

9 On November 4th, 2018, at the Dia De Muertos parade
10 concerned community members passed out hundreds of fliers
11 together, and we gathered just as many petition signatures
12 including Mayor Tim Keller's. People became visibly upset
13 upon learning about the proposal of yet more development of
14 agriculturally zoned land, and in this case, the last large
15 parcel of Sunset Road.

16 This led to over 600 people submitting letters to the
17 county in opposition, including Senator Michael Padilla and a
18 hydrologist with the Army Corps of Engineers. Our November
19 neighborhood association meeting was a packed house as a
20 result of raising awareness. The board voted against the
21 proposal ten to three. The neighborhood, which would receive
22 this development, does not want it.

23 I reached out to South Valley farmland and development
24 leaders such as Algricultura Network, South Valley Economic
25 Development Center, South Valley Main Street, Los Jardines

1 Institute. I act as their liaison today, and they all
2 strongly oppose this.

3 A bad precedent to set when private membership
4 developments are permitted that are significantly out of
5 place and price to the residents already there. In this
6 case, one that would be directly alongside Rio Grande State
7 Park in a working class community who proudly calls itself
8 Vecinos Del Bosque would be absolutely detrimental. We ask
9 that you deny this special use permit request. Thank you for
10 listening to our community's concerns today.

11 CHAIRMAN CHAVEZ: Thank you.

12 VICE CHAIR CHAVEZ: Marianne Dickinson, Martin
13 Ortega, and then Michael O'Hearr.

14 MS. DICKINSON: I'm Marianne Dickinson from Rio
15 Grande -- okay. I hate public speaking.

16 CHAIRMAN CHAVEZ: Would you give us your address,
17 please.

18 MS. DICKINSON: Yeah. I live at 2328 Rio Grande,
19 Northwest, and actually, I'm a resident and co-developer of
20 the Acequia Jardin cohousing in the North Valley and a
21 consultant to Rio Grande Huerta.

22 Through my research and advocacy within -- and in actual
23 partnership for affordable cohousing and the Albuquerque
24 Affordable Co- -- Affordable Housing Coalition, I've seen the
25 financial and bureaucratic obstacles to creating affordable

1 housing. The companies that qualify for public funds are
2 large, for-profit and nonprofit developers of multifamily
3 housing that fit into HUD and MFA guidelines and income
4 restrictions for subsidized housing. Those guidelines don't
5 even exist for the cohousing model much less one that
6 incorporates farming activities. Instead, we are tackling
7 long-term affordability with this energy efficient,
8 cooperatively managed cohousing that will keep down the costs
9 of living by producing its own power, minimizing water use,
10 growing healthy food, and sharing utilities, equipment,
11 community spaces, and upkeep responsibilities.

12 The HOA property taxes and insurance costs are shared
13 equitably and are lower than for single-family properties.
14 Energy efficiency -- energy efficient housing tax credits and
15 green mortgages may also be utilized helping to offset the
16 costs of construction and purchase prices. Because the seed
17 money is provided by the future owners, the cost of borrowing
18 is reduced as well. Down payments can be subsidized for
19 lower income families. I've confirmed that Homewise and
20 Prosperity Works have programs that would be available for
21 eligible home buyers once this project is built.

22 As you know, the South Valley has the highest percentage
23 of home ownership in the county. They are mostly affordable
24 homes but are costly to maintain because of their age and the
25 need for weatherization. That's why according to Mike Lofton

1 of Homewise, a weatherization program is their priority for
2 the South Valley. And I -- if I might, I have -- I was given
3 a letter from Mayor Keller withdrawing his support for the
4 opposition and with his apologies.

5 CHAIRMAN CHAVEZ: You can submit those to the --

6 MS. DICKINSON: So I'd like to put that in the
7 record.

8 CHAIRMAN CHAVEZ: Submit them for the record.

9 COMMISSIONER HERTEL: I'd like to see that.

10 CHAIRMAN CHAVEZ: What's that? Which one?

11 VICE CHAIR CHAVEZ: The letter --

12 CHAIRMAN CHAVEZ: Okay.

13 MS. MARTINEZ: My name is Patti Lentz Martinez.

14 CHAIRMAN CHAVEZ: Hold on. Hold on just a minute.
15 Let's get that letter up here. Which one was it?

16 COMMISSIONER HERTEL: It's the letter apparently
17 from the mayor withdrawing his support --

18 COMMISSIONER BLANCHARD: Of the opposition.

19 COMMISSIONER HERTEL: -- of the opposition. The
20 other speaker said that he supported opposing the project,
21 and now, he's changing that.

22 CHAIRMAN CHAVEZ: Okay. We're going to take a
23 five-minute break now so we can read this and people can --
24 (Note: Hearing in recess at 10:39 a.m.

25 and reconvened at 10:52 a.m.)

1 CHAIRMAN CHAVEZ: Staff, did -- Enrico, that last
2 letter that we got there, the lady -- who submitted that?
3 Could you bring it -- could you come down and get it. We
4 need the mayor to sign it. It's not even signed.

5 MS. DICKINSON: It was emailed to me, so --

6 CHAIRMAN CHAVEZ: Yeah. Well, if we're going to
7 put it in the record, we need to make sure that it came from
8 the mayor.

9 MR. GARCIA: Chairman Chavez --

10 CHAIRMAN CHAVEZ: Yes.

11 MR. GARCIA: I wonder if a solution might be to
12 have the email with the letter. If it's going to take some
13 time to get the mayor's signature --

14 CHAIRMAN CHAVEZ: Oh, yeah. At least that.

15 MS. DICKINSON: Then should I email it to the --

16 CHAIRMAN CHAVEZ: Just email it to staff with the
17 email and the letter. That would be fine. Just want to make
18 sure that it came from him.

19 COMMISSIONER HERTEL: Good point.

20 CHAIRMAN CHAVEZ: Because that letter -- ma'am,
21 that letter wasn't -- he didn't send that letter, did he?

22 MS. DICKINSON: No, I printed it off --

23 CHAIRMAN CHAVEZ: You wrote the letter?

24 MS. DICKINSON: No, I didn't write the letter. I
25 printed the body of the email, but I'll send the whole email

1 with all the correspondence.

2 CHAIRMAN CHAVEZ: Yeah. If you can send the email
3 to the staff, that would be fine.

4 Okay. Yeah. Let's go.

5 VICE CHAIR CHAVEZ: Let's see.

6 CHAIRMAN CHAVEZ: We still have a lot of people
7 left. So we're going to stick to the two minutes, and we're
8 going to stop at the two minutes, so be sure and get your --
9 your presentation within the two minutes.

10 VICE CHAIR CHAVEZ: So Martin Ortega, Michael
11 O'Hearr, Ruben Garcia, and Amanda Knox.

12 MS. LENTZ: My name is Patti Lentz. I have to
13 leave and Martin Ortega has been held up in a dental
14 appointment. Can we trade spots.

15 CHAIRMAN CHAVEZ: Yeah. Go ahead.

16 MS. LENTZ: Okay.

17 CHAIRMAN CHAVEZ: Name and address for the record.

18 MS. LENTZ: Chairman Chavez and Commissioners, I'm
19 Patti Lentz.

20 CHAIRMAN CHAVEZ: What is your name?

21 MS. LENTZ: Patti Lentz, L-e-n-t-z.

22 CHAIRMAN CHAVEZ: And you were on the list?

23 MS. LENTZ: I am on the list.

24 VICE CHAIR CHAVEZ: Hold on. Yeah. I got you.

25 MS. LENTZ: Thank you.

1 CHAIRMAN CHAVEZ: Okay. Go ahead.

2 MS. LENTZ: I live at 415 Amherst, Northeast, and
3 I'm speaking in support of this special use permit.

4 I've lived in Albuquerque for over 35 years. I have
5 many friends and connections through various parts of my
6 life, but I don't have a community here. My sons live in the
7 northwest, and as much as I love being up there, I don't
8 anticipate moving there to live out the rest of my life. I
9 just turned 70, and while I enjoy incredibly good health and
10 lots of activities, at some point that won't be true, and my
11 desire is to live in a community where I can at this point be
12 the auntie and the grandma to the kids that live there, both
13 in the community and the neighborhood around, to share
14 knitting and felting and things that I love to do and learn
15 from what they have to offer.

16 I want to live with people that I can support and that
17 can support me. I want to learn standup base from Hector
18 whose property is right next to the property that we're
19 looking at. I hope that Jamie and Lori who have goats will
20 teach me how to take care of goats, and Nate and Colleen,
21 whose property backs up to this property, we've talked about
22 making sure that there's a gate between the property so that
23 our chickens can get to know each other.

24 While I understand the concern for added traffic, we are
25 committed to having as little impact as possible. Whereas I

1 understand the concern for maintaining viable farmland in the
2 South Valley, we are committed to a portion of this property
3 growing food and keeping wild open space. And whereas I
4 understand the concern for gentrification and not fitting
5 into the values of this area, we are committed to engaging
6 with and supporting the neighborhood at large. We intend to
7 be good neighbors. I can imagine myself growing old in this
8 cohousing community and with Hector, Jamie, Nate, Colleen,
9 and the other neighbors. Thank you for your consideration.

10 CHAIRMAN CHAVEZ: Thank you.

11 MS. LENTZ: Thank you.

12 CHAIRMAN CHAVEZ: Who's next?

13 VICE CHAIR CHAVEZ: Okay. Michael followed by
14 Ruben Garcia and Amanda Knox.

15 CHAIRMAN CHAVEZ: Go ahead. Name and address for
16 the record, please.

17 MR. O'HEARR: Good morning, Commissioners. Michael
18 O'Hearr, 1734 Hooper Road, Southwest. I relocated out here
19 about four years ago, very cold winter, moved to the South
20 Valley. I love it out here, and my neighbors are extremely
21 good people. It's not true that some people think that, you
22 know, people in the South Valley are stupid or
23 unsophisticated. I have a law degree. I practiced law in
24 California for 20 years. My family goes back -- we're dairy
25 farmers for five generations in another state. So I do know

1 about agriculture, some things.

2 But I think that this proposed development is a sham. I
3 think that it's only going to cause problems in the South
4 Valley. God knows we have enough crime already. It's going
5 to cause crime, more crime, and drugs coming in to these
6 projects. It's not going to just stop with this one project,
7 I don't think, either.

8 But in any event, I did -- I do participate in the
9 Vecinos Del Bosque Association project. I -- because of
10 that, I did -- I did walk over -- because notification of
11 this hearing, I walked over to the proposed development
12 place, and I walked out onto the platform by the -- by the
13 river, and there was one other person up there, young woman,
14 maybe college, high school age; could have been Hispanic or
15 Indio ancestry. I don't know, but she was just perfectly
16 still just looking out toward the river. I didn't even
17 bother to say good morning or anything, because she was just
18 so still, and then I walked away.

19 But anyway, I think that what we're going to lose is the
20 character of the neighborhood, the traditions, the reverence,
21 reverence for God and love and -- and beauty, and that's why
22 I ask you to please vote against this proposal. Thank you.

23 CHAIRMAN CHAVEZ: Thank you. Who's next?

24 VICE CHAIR CHAVEZ: Ruben Garcia, Amanda Knox.

25 MR. GARCIA: Good morning. I'm not Amanda Knox.

1 I'm Ruben Garcia from 832 Madison here in Albuquerque. I
2 still attend Sacred Heart Church down on Fourth Street where
3 I was married many years ago. Our family's part of the
4 Atrisco Land Grant.

5 I had no opinion on this project until a week ago when
6 my son, Josh, and his wife expressed interest in moving into
7 that area back from Rio Rancho. So I was excited about that.
8 If you think about who we're trying to attract to this area,
9 back in the county, who would that be? He has a web
10 development company. He has an office downtown, and him and
11 his employees get offers almost weekly to go to bigger hubs
12 and places like Austin, Texas. Him and his wife volunteer in
13 their community, at their church, local nonprofits. I would
14 love to have my grandchildren closer to me.

15 I served on the city's economic indicators commission.
16 I currently serve on the Bernalillo County Self Council, and
17 I know we need residents like this to cover the costs -- the
18 investitures (sic) of costs that continue to -- that continue
19 to provide services for our lower-income residents.

20 I respectfully request that you approve this project,
21 and again, who are you trying to back -- attract back to the
22 county? What are the unattended consequences of losing out
23 on these types of residents and these types of businesses?
24 Thank you for your time.

25 CHAIRMAN CHAVEZ: Thank you.

1 VICE CHAIR CHAVEZ: Thank you.

2 MS. KNOX: Good morning. I'm Amanda Webb Knox,
3 2016 Poplar Lane, Southwest.

4 Good morning, Chair Chavez, and good morning, County
5 Planning Commission. I am here today to express my deep
6 reverence for the century's old agricultural history and
7 integrity of my neighborhood, Vecinos Del Bosque.

8 I'm also here to respectfully ask that you deny the
9 special use permit application submitted by Cohousing ABQ,
10 which requests a zoning variance to build 27 condominiums on
11 agricultural lands that are currently zoned for one residence
12 only. I stand with my neighbors in opposition to this
13 development proposal, and I thank you for hearing my thoughts
14 today on this important issue.

15 During the time that my family and I planned to move to
16 Albuquerque from where we had been living in Jemez area for
17 12 years, my husband and I only looked for a home in the
18 Vecinos Del Bosque neighborhood. We were drawn to our
19 neighborhood because home prices were what we could afford on
20 a teacher's income.

21 More importantly, however, we looked for a home in our
22 neighborhood because of the undeveloped agricultural lands
23 that still exist there and because of the numerous small
24 farms in our neighborhood. We moved here expressly because
25 we believed and still believe that agricultural land has an

1 inherent value in remaining undeveloped and that these
2 properties would hopefully be protected as outlined in the
3 Bernalillo County Comprehensive Plan and Southwest Area Plan.
4 Approval of this application would irreversibly alter one of
5 the largest remaining parcels of agricultural land in our
6 neighborhood.

7 If the zoning change is approved and this land is not
8 protected from development, any potential it currently has
9 for a future small-scale farming operation like others in our
10 neighborhood will be lost forever. We do not need
11 condominiums in our neighborhood. We need preservation of
12 agricultural land. I respectfully ask that you decline this
13 application and deny the special use permit to develop
14 agriculturally zoned lands in my neighborhood. Thank you.

15 CHAIRMAN CHAVEZ: Thank you.

16 VICE CHAIR CHAVEZ: Karen Loring followed by
17 Marygold Dilley and Pamela Heater.

18 MS. LORING: Good morning, County Chair Chavez and
19 the County Planning Commission. My name is Karen Loring, and
20 I live and own the property at 1407 Gonzales Road, Southwest.

21 I would like to state for the record that the petition
22 that Rio Grande Huerta, LLC, submitted has signatures with my
23 address on it in support, and I am the only person that
24 resides at this residence, and I am in opposition.

25 As a resident of Albuquerque for the last 25 years and a

1 resident of Gonzales Road for 18, I'm opposed to this zoning
2 request. This is farmland. It is zoned as such, and it
3 should be preserved as such. It should not be developed as a
4 high-density, high-cost exclusive neighborhood that few, if
5 any of the surrounding neighbors, could even afford.

6 The applicant states that this is degraded fowl land
7 that isn't farmable. There is working functioning proof that
8 the land could be farmed right at the end of our street, a
9 working farm, the previous Red Tractor farm, and now
10 Wholeheart farm. It is, after hard work, investment, and
11 determination, a productive farm. The plot east of Gonzales
12 is just as viable as protective farmland as the land farmed
13 by Wholeheart.

14 Adding in another development, especially Rio Grande
15 Huerta, LLC, development will fundamentally change the
16 culture and character of the neighborhood. Our neighborhood
17 is predominantly working class, middle class, and retired.
18 Most of the neighbors would not be able to afford these condo
19 units. The residents of the Valley voted for the mill levy
20 specifically to preserve this kind of land. This is a
21 high-end gentrification infill project better suited for
22 other residentially zoned areas of the county. While its
23 environmental promises sound wonderful on paper, essentially
24 a well-funded group who have no ties to the Valley and are
25 seeking to develop prime bosque and essential farming land.

1 It sets an unhealthy precedent on how we preserve the
2 Valley from encroaching development. Preservation is
3 essential. We all know big change is coming to the South
4 Valley. Those of us who live here now, who have lived here
5 for generations and centuries, we all deserve a say in how
6 our communities develop. This project is not in line with
7 the values of the South Valley. I urge you to deny this
8 special use permit and retain the A-1 zoning. I'd like to
9 submit this.

10 CHAIRMAN CHAVEZ: Thank you.

11 VICE CHAIR CHAVEZ: Marygold Walsh-Dilley followed
12 by Pamela Heater and Lissa Hammit.

13 MS. DILLEY: Good morning, Chairman Chavez and
14 commissioners. My name is Marygold Walsh-Dilley, and I live
15 at 443 Hermosa Drive, Northeast, in Albuquerque, and I'm
16 speaking in support of this special use permit request.

17 I support this project, because I believe it models
18 responsible and sustainable urban development that is our
19 best hope for responding to and coping with climate change.
20 Albuquerque is growing, and we need good urban planning to
21 make sure that this growth is climate-resilient. This
22 proposed project fits nicely into the development priorities
23 outlined in the Southwest Area Plan.

24 To avoid climate disaster, we need to rethink how our
25 city's -- we need to rethink our cities to reduce carbon, and

1 we need to do this now. We need to -- we need to build
2 energy-efficient housing. We need to reduce car use and
3 discourage sprawl by building houses close in to where we
4 work, where we go to school, and where we play, and along
5 public transportation routes. We need to develop higher
6 density housing and integrate low input agricultural into
7 these -- into those houses. We need to reduce waste by
8 sharing and recycling resources.

9 This project is oriented precisely at these strategies.
10 It will generate higher density housing that integrates
11 agriculture and natural spaces. It is close to Central bus
12 routes of the future ART, and future residents are committed
13 to reducing their carbon footprints by walking, biking, car
14 sharing, and using public transportation.

15 The houses will be built at the highest sustainability
16 standard with a goal of being net zero in terms of energy
17 use. They will use gray water, water -- water reclamation
18 and recycling, and other mechanisms to make maximal use of
19 limited water available. This is a highly sustainable
20 project, a model for what good, responsible,
21 climate-resilient, urban development can look like.

22 Thank you, and I'd like submit these comments into the
23 record.

24 CHAIRMAN CHAVEZ: Thank you.

25 VICE CHAIR CHAVEZ: Pamela Heater, Lissa Hammit,

1 Sally -- and I'm sorry. I can't -- Trefethen.

2 MS. HEATER: Good morning. I'm Pamela Heater.

3 Good morning, Chairman Chavez and Commissioners. I am the
4 realtor for the group and helped them find the property, and
5 I'm also a codeveloper of a cohousing community in the North
6 Valley, which initially was opposed by the neighbors as well,
7 and now, has been strongly embraced by the community, and we
8 did have a zoning change.

9 I encourage you, if those of you who have not seen that
10 community and even people in opposition, if you would go look
11 at that community, it might give you a sense of what can be
12 created as part of a cohousing community. It's next to the
13 La Mantanita Coop on Rio Grande Boulevard. You don't even
14 really notice it from the street, and the same concerns about
15 traffic and bringing people in were issued, and really, it
16 hasn't been a problem, and I would just encourage you to go
17 see that.

18 I was going to speak a little bit about how we found the
19 property, which I will go into. One of the things I do want
20 to say so that I don't lose this in my two minutes is that
21 due to the special features of these homes, which is a net
22 zero, the community facilities, there will be places that
23 people share, that there's really nothing to compare it to
24 pricewise, and I know this is a concern for many people in
25 the Albuquerque area, but the nearby newer homes, anything

1 newer, the median is about 200- to maybe 279-, and that's --
2 you know, these -- these cohousing homes will be that -- hit
3 that median, be less and be more. So there's a lot of
4 variety of incomes that can afford these homes and different
5 kinds of people that will be available to live there.

6 This three-acre parcel wasn't on the market when we went
7 under contract on the property, but it was listed for sale
8 for several months in both 2016 and 2015. This parcel -- the
9 property, we chose it -- we were looking for properties --
10 oh. Thank you. I have a statement here, and I will issue
11 that.

12 CHAIRMAN CHAVEZ: Thank you very much.

13 MS. HEATER: Yeah. Thank you.

14 COMMISSIONER PENA: Next we got Lissa Hammit
15 followed by Salley Trefethen.

16 MS. HAMMIT: How do I move this out?

17 COMMISSIONER PENA: Name and address for the
18 record, please.

19 MS. HAMMIT: My name is Lissa Hammit, and my
20 address is 501 Walter Street, Southeast, and I'm speaking in
21 vehement support of this special use permit as requested as a
22 possible future homeowner in the proposed PDA.

23 I want to live in the community because of the things I
24 will learn and grow from. Another aspect that feels
25 important to me as a senior is to help children and for

1 children to help me to remember joy and wonder.

2 When I first saw this property, I wasn't sure this
3 neighborhood would be right for us, but as you can see here,
4 we've spent extensive time walking the neighborhood and
5 getting to know people, and I realize that they had doubts as
6 well. We both turned towards each other on many levels,
7 supported here by this map of green. Our property here is in
8 blue, and the surrounding green, in support of our project.
9 I would love to age in place and be supported by the
10 community and near neighbors with connection and
11 understanding.

12 I use an electric bike to get around after my car was
13 stolen two years ago, and this great central location and
14 bike path location is a great plus for me and others who plan
15 to commute or bike or use public transportation. Please
16 accept this transcript for the record. Thank you.

17 CHAIRMAN CHAVEZ: Thank you.

18 COMMISSIONER PENA: Salley Trefethen followed by
19 Deborah Bock.

20 MS. TREFETHEN: Chairman Chavez and Commissioners,
21 my name is Salley Trefethen. I live at 501 Walter Street,
22 Southeast, here in Albuquerque, and I'm speaking in support
23 of this special use permit request as a future homeowner.

24 I think from time to time about how I might like to live
25 the rest of my life. Assisted living communities and

1 retirement communities, while right for some, are not right
2 for me. Living in single-family home again, not my
3 preference. As I age, it's too easy for me to disengage from
4 people, from activities, from life. And all these typical
5 living arrangements for older people like me just feel wrong.
6 I want to be immersed in life until there's no breath left.

7 In the cohousing community, people expect me to engage.
8 In this community I'm surrounded by children who are playing
9 hard, loudly, imaginatively. In this community there's a
10 poll to connect with activities I would normally hesitate to
11 join. There's a poll to connect with the neighbors whose
12 homes surround the property. This poll to step outside my
13 comfort zone in so many meaningful ways with people not like
14 me, with children, even with people who don't want this
15 project, this is what feels like the best way for me to age,
16 fully engaged.

17 I hope the Commission will seek the value in supporting
18 a new way of aging and vote to grant us our request for a
19 special use permit.

20 CHAIRMAN CHAVEZ: Thank you.

21 VICE CHAIR CHAVEZ: Evelyn Fernandez followed by
22 Mary Brown followed by James Brown. Is Evelyn Fernandez --
23 Evelyn Fernandez?

24 SPECTATOR: She's already gone.

25 CHAIRMAN CHAVEZ: She's not here.

1 VICE CHAIR CHAVEZ: Okay. Mary Brown.

2 MS. BROWN: Chairman Chavez and Commissioners, my
3 name is Mary Brown. I live at 5215 Montano Plaza Drive,
4 Northwest, and I am speaking in support of this special use
5 permit.

6 I first heard about cohousing when my sister moved into
7 cohousing community in the Seattle area. My kids love to
8 visit due to the clustered arrangement of houses located away
9 from the park areas. So I could let them play without
10 worrying about their safety, and I also knew we were in a
11 community of people watching out for each other. I want this
12 -- I want to have this for my grandson, the freedom that my
13 daughters enjoyed when we visited my sister. My daughter and
14 my grandson will have one of the small casitas, and my
15 husband and I will be downsizing to a smaller home.

16 I have a coworker who signed a letter opposing our
17 community. After speaking to her and sharing what we were
18 doing, she changed her mind. From the opposition website,
19 she thought we would be demolishing wildlife habitat. I
20 showed her a picture of the land as it is now, and our plan
21 shows the existing cottonwoods and an abundance of area where
22 wildlife can thrive. She was concerned about saving land
23 that could be used at farmland, and I showed her our
24 submitted plan that includes almost an acre of dedicated
25 agricultural use.

1 We have two permaculture experts. We have two master
2 gardeners, and 90 percent of our current homeowners have home
3 gardens right now.

4 She was concerned about tax increases, and I told her
5 about our group contacting the tax assessor's officer --
6 office and finding out that since we will be designated as a
7 condominium, our home prices will not be used for comparisons
8 when determining assessed values of nearby homes. That was
9 when she wrote a letter to us stating that she is withdrawing
10 her opposition to our special use permit request.

11 I think this is a good representation of someone trying
12 to do good but not being aware of all the facts after just
13 looking at the South Valley Community Alliance's web page. I
14 am providing her letter together with my comment for the case
15 record.

16 CHAIRMAN CHAVEZ: Thank you.

17 VICE CHAIR CHAVEZ: James Brown, Aryon Hopkins,
18 Aaron Hill.

19 MS. BROWN: My husband is James Brown, and he's out
20 with the flu.

21 VICE CHAIR CHAVEZ: Okay. Aryon Hopkins, Aaron
22 Hill, and Jeffrey Holmes.

23 CHAIRMAN CHAVEZ: When they call your name, please
24 move up front and sit there in the front so that we can get
25 this thing -- who is up?

1 VICE CHAIR CHAVEZ: Aryon Hopkins, Aaron Hill,
2 Jeffery Holmes.

3 MR. HOPKINS: Good morning, Commissioner Chavez and
4 Commissioners. My name is Aryon Hopkins. I live at 1703
5 Gonzales Road, Southwest, and I'm here to speak for my
6 family. We're homeowners at 1703 Gonzales Road, Southwest,
7 and we stand with Val, Priscilla, and Ron in enthusiastic
8 support of the ABQ housing initiative.

9 I'm sharing a photo of Marlise and Val on the property
10 that they want to provide together. I visited them on the
11 property, and I listened to my neighbor Val's support of the
12 project firsthand. It's a heartfelt story of combining the
13 new and the old, and I appreciate the stewardship and
14 consideration Val, Priscilla, and Ron have made for our
15 community.

16 I've also walked the length of Gonzales Road with
17 members of ABQ Cohousing speaking with my neighbors about the
18 initiative and have received nothing but support from my
19 immediate neighbors as well as signatures in favor of the
20 special use permit. The majority of residents in the
21 immediate proximity support it, and I also know that the
22 owners and the county are not interested in the property for
23 open space.

24 Our family also wants to share our disappointment with
25 the insensitive actions of the opposition that have fought

1 against the careful consideration of our neighbors, Val,
2 Priscilla, and Ron. We are concerned by the number of
3 signatures that they have collected from outside our
4 neighborhood that do not reflect the voice of our community.
5 They do not speak for us and my immediate neighbors. They do
6 not speak for all of the South Valley as the opposition keeps
7 saying. We do not agree with the points they are making and
8 feel that they are polarizing to our community.

9 And just like as we learned from hopefully the -- Mayor
10 Keller's confirmed note and many others, when people actually
11 hear about this project and aren't led to misinformation,
12 they support it. I think the opposition has created a fear
13 and a misinformation, and that is how they have been able to
14 gather these signatures and, you know, act as if they speak
15 for the South Valley. We hope that you support this project
16 and allow it to grow in our South Valley neighborhood. Thank
17 you.

18 CHAIRMAN CHAVEZ: Thank you.

19 VICE CHAIR CHAVEZ: Aaron Hill, Jeffrey Holmes, and
20 Suzanna Garcia.

21 MR. HILL: Morning, Chairman Chavez and
22 Commissioners. My name is Aaron Hill, and I live at 10804
23 Wolf Creek Road, Southeast, in Albuquerque. I'm speaking in
24 support of this special use permit request and intend to be a
25 future homeowner of this community.

1 Cohousing is a model of living that encourages resource
2 sharing, smaller homes and community support. Individuals of
3 this community are committed to reducing our material lives
4 to allow for a greater focus on what matters most, spending
5 time with each other. Resource sharing is how we achieve
6 more with less. We don't need 27 lawn mowers or 27 playsets
7 in the backyard. We only need a few, and we will share in
8 the use and maintenance of these items to reduce living
9 costs.

10 Being a community with environmentally focused
11 commitments of rainwater catchment, gray water reuse,
12 renewable energy infrastructure and the most energy efficient
13 building standard today, our net utility costs will be
14 drastically reduced. Smaller homes help to reduce that
15 utility cost even more and reduces grocery expenses by
16 freeing the land for community food production, something
17 this land can be revitalized for.

18 Community support means taking care of each other by
19 using our unique talents and skills, to serve one another
20 further reducing costs. As individuals pulling our personal
21 money together, we are tirelessly working hard to pull this
22 off as inexpensively as possible. Our costs are not
23 comparable to a standard development on a small family lot.
24 The cost models are entirely different, but in the long run,
25 our investments now will pay off greatly with benefits to the

1 environment, reduced costs of living, and an overall better
2 quality of life, which is hard to put a price tag on. I hope
3 you support this project, and I submit this statement for
4 record. Thank you.

5 CHAIRMAN CHAVEZ: Okay.

6 VICE CHAIR CHAVEZ: Jeffrey Holmes, Suzanna Garcia,
7 Joshua Garcia.

8 MR. HOLMES: Hi. Good morning, Chairman Chavez and
9 the Commission. My name is Jeffrey Holmes. I live at 3227
10 Rio Grande Boulevard, Northwest.

11 I'm speaking in support of this special use permit
12 request and intend to be a future homeowner in this
13 community. I'm a physicist, and I'm fascinated by our
14 group's intention to be environmentally responsible,
15 specifically regarding minimizing energy use and lowering our
16 ecological footprint that obviously benefits the planet as a
17 whole, but there are also benefits at local levels.

18 We seek to accomplish this by building to the highest
19 standard of environmental responsibility currently available
20 in the United States. It's called the PHIUS Plus 2018
21 passive house standard codification of standards and
22 practices for passive house technologies. In short, passive
23 house practices are those that apply the most modern
24 techniques and materials and insulation, ventilation, passive
25 heating and cooling, and renewable energy collection in order

1 to maximize efficiency and minimize ecological footprint.

2 Our aim is to build extremely well-insulated units with
3 heat exchangers that provide climate control and ventilation.
4 The clustered home design will also take advantage of the
5 common walls for reduced energy use and climate control; will
6 also allow for more open space, something that's evidently
7 important to almost everyone who has spoken today. With the
8 addition of photovoltaic or solar systems, the net energy
9 required for heating and cooling can be reduced to about
10 zero.

11 In addition -- sorry. The additional cost to building
12 in these passive house techniques into -- into an American
13 home is only about five to ten percent above the American
14 home average, and our group has already contacted a passive
15 house consultant who has built houses in Santa Fe for
16 actually below the average cost of homes in the area.

17 So in conclusion, I hope you can support this request,
18 and I'll submit this for the record.

19 CHAIRMAN CHAVEZ: Thank you.

20 MR. HOLMES: Thank you.

21 VICE CHAIR CHAVEZ: Suzanna Garcia, Joshua Garcia,
22 and Johnee Cunningham.

23 MS. GARCIA: Good morning, Chairman Chavez and
24 Commissioners. My name is Suzanna Garcia. I live at 1143
25 Desert Sunflower Drive, and I am speaking in support of the

1 special use permit request.

2 I'm a mother of two young children, and one of the
3 things I most strongly desire is that my kids establish a
4 strong sense of self-reliance and independence.

5 Surprisingly, these are difficult things to cultivate as our
6 society has shifted its values towards overprotecting
7 children. There are myriad news stories about parents being
8 labeled as neglectful or even abusive for allowing their
9 children to perform simple age-appropriate tasks such as
10 walking a dog or walking to school.

11 Because of our society's strict stance on protecting
12 children, there are very few opportunities for them to
13 develop independence. I can certainly say I had a lack of
14 opportunities to develop this independence growing up in an
15 automobile-organized suburb.

16 The intent to be a homeowner in the cohousing community,
17 I think it will provide an environment where my children can
18 have as many opportunities to build this much-needed
19 autonomy. Since the development will be located in the
20 Vecinos Del Bosque neighborhood, they will be able to play
21 and explore the outdoors, walk to the park without crossing
22 any major roads, have access to bike trails, and even grow up
23 minutes from the bio park and zoo. That only is -- the
24 location holds specific benefits for my children, but my
25 husband can completely commute to his office downtown,

1 reducing the much raised concern about traffic. We plan to
2 use public transaction and bike commute.

3 As an Albuquerque native, I look forward to inhabiting
4 such a beautiful area of the city, and thank you for your
5 consideration.

6 VICE CHAIR CHAVEZ: Joshua Garcia, Johnne
7 Cunningham, Joan Pickard.

8 MR. GARCIA: Josh Garcia, 1143 Desert Sunflower
9 Drive, Northeast.

10 Chairman Chavez and Commissioners, I am speaking in
11 support of this special use permit request. My wife and I
12 intend to become homeowners in this proposed cohousing
13 community, and this particular location is important to me
14 since it will let me get back to my family roots in the South
15 Valley.

16 My family has been in New Mexico for generations, and
17 I'm an Atrisco Land Grant heir. I have fond memories of
18 playing in the yard with my cousins, having picnics at Kit
19 Carson Park, takeout from Cathy's Carryout, and stuffed
20 sopapillas from El Modelo as a child.

21 My great grandparents lived in old Barelás, and my
22 grandfather took over that property when he and my
23 grandmother were a young couple starting to raise their
24 family. They lived there until their early 70s when they
25 moved across the river to La Vega Drive where they both

1 resided until their death.

2 They were active in the South Valley community,
3 participating in South Valley Pride Day and Dia De Los
4 Muertos. They were members of Saint Anne's church where my
5 grandfather served as an usher, volunteered at the annual
6 fiestas and took off every Thursday afternoon to clean the
7 church. My grandfather, Acasio Montoya, worked at the
8 Albuquerque Country Club in the men's locker room for over 40
9 years, and after his death, they named that locker room after
10 him for his service.

11 I support this project, because I believe my
12 grandparents would have supported it. They loved their
13 community in the South Valley. I love it, too, and I look
14 forward to returning. Thank you very much.

15 CHAIRMAN CHAVEZ: Thank you.

16 VICE CHAIR CHAVEZ: Johnee Cunningham, Joan
17 Pickard, Jonathan or Ellen Craig.

18 MS. CUNNINGHAM: Good morning. I'm Johnee
19 Cunningham, 186 Caminito Alegre in Corrales, and as a future
20 owner, I support the special permit.

21 Today I speak to you as urban gardener with training
22 from the Bernalillo County master gardener composting and
23 preserving programs. I've been building soil, growing
24 produce without pesticides, and creating wildlife open spaces
25 in New Mexico for more than 20 years. This land for the

1 proposed residential and agricultural uses has not been
2 farmed since the 1940s. We will carefully feed the soil with
3 organic compost, mulch, and cover crops to grow produce and
4 minimize water usage in the garden areas.

5 My experience working at Santa Ana Native Plants and
6 support of the New Mexico seedling program of conservation
7 plants will help us create pollinator gardens and a
8 beneficial environment. My volunteer efforts also with food
9 and security include Seed to Need, which is in Sandoval
10 County, providing produce for food pantries, garden to table,
11 demonstrating recipes for healthy meals at farmer's markets,
12 gleaning fruit donations and building hoop houses. I will
13 participate in the South Valley with these efforts.

14 We, including our children, will grow food, support our
15 local South Valley CSA such as Farmer Joe, Averro, and/or
16 Josh at Wholeheart Food farm, have canning parties, and
17 encourage neighborhood gardening. At 75, as a gardener and a
18 CNM retiree, I want to live in community, garden, learn from
19 others, and share my passion and respect for nature with
20 neighbors. We will be good neighbors and an economic asset
21 to Bernalillo County. Thank you. I'd like to submit this.

22 CHAIRMAN CHAVEZ: Thank you.

23 VICE CHAIR CHAVEZ: Joan Pickard followed by
24 Jonathan or Ellen Craig and Setso Metodi.

25 MS. PICKARD: Good morning, Chairman Chavez and

1 Commissioners. My name is Joan Pickard. I live at 186
2 Caminito Alegre in Corrales. Thank you for this opportunity
3 to speak in support of the permit request.

4 I've lived in New Mexico for 20 years and plan to
5 purchase a home and live there in the next 20 years in
6 cohousing. I'm working on a car-sharing task force with
7 others in the group to research and consider ways that we can
8 reduce our carbon emissions, individual car ownership, and
9 traffic issues. This is what we know now: Many of our
10 families only own one car. Other families plan to reduce to
11 one car when living close to the Central Avenue bus line.
12 Quite electric cars are becoming cheaper, and we may
13 establish electric charging stations for residents. Quite a
14 few of the future homeowners already use standard or electric
15 bicycles for commuting to work or school. And we'll be
16 providing bicycle parking for every future resident as a way
17 to accommodate and encourage the use of bicycles.

18 The ditch path is available for walkers, and there are
19 plans to improve the levy trail for bicycling. Some future
20 residents are interested in creating a car-sharing group to
21 reduce personal ownership. This is a truly multigenerational
22 community in which not everyone will drive to work in the
23 morning and return at 5:00 p.m. Some of us are retired.
24 Some of us work from home, and some stay home with small
25 children. We believe our values to live lightly on the land

1 and respect the environment will make us good neighbors. I
2 request the statement be included in the written record.
3 Thank you.

4 CHAIRMAN CHAVEZ: Thank you.

5 VICE CHAIR CHAVEZ: Jonathan Craig.

6 MR. CRAIG: Mr. Chairman Chavez, Members of the
7 Commission, my name is Jonathan Craig. I live at 937 La Font
8 Road, Southwest.

9 Our family moved to our current address about two miles
10 south of the proposed site for the special use in 1986. We
11 consider the South Valley our home, and we have come to love
12 it for its history, cultural, ethnic, and environmental
13 diversity, and unique mixture of agricultural, residential,
14 and commercial uses. I believe that the project proposed by
15 Rio Grande Huerta, LLC, will benefit this diversity.

16 My wife and I have been looking for opportunities to
17 form or to join cohousing community as we contemplate the
18 benefits of aging in place in a supportive community. While
19 we're not ready to join Rio Grande Huerta community at this
20 point, we could see ourselves becoming a part of it in the
21 future and would very much prefer not to leave the South
22 Valley in order to do so. We can attest that Rio Grande
23 Huerta is not a development corporation seeking to profit
24 from the South Valley and its residents but a group of
25 households who want to build a new type of housing option.

1 Talking with our neighbors and others we know in the
2 South Valley, it certainly is not evident that the vast
3 majority of residents do not want the development as those
4 opposed to this application have said. Our neighbors'
5 general reaction was, "It sounds like a great idea," and this
6 also appears to be the reaction of most of the immediate
7 neighbors to the property.

8 I agree with the goals and many of -- of many of those
9 opposing this request to preserve the diverse nature of the
10 Valley and guard against its agricult- -- and guard its
11 agricultural heritage, but I don't believe that this project
12 is in contradiction to those aims. I would be more fearful
13 of a typical residential subdivision, which pays little
14 regard to community interaction and provides no communal open
15 space or area for gardening and food production, and I fear
16 that this is what may take place if this application is
17 denied.

18 I believe the staff has made a valid assessment of this
19 request in alignment with applicable plans, and I urge you to
20 accept their recommendation to approve it. Thank you.

21 CHAIRMAN CHAVEZ: Thank you.

22 VICE CHAIR CHAVEZ: Setso Metodi followed by
23 Gilbert Morales and Stacey Hunter.

24 MR. METODI: Chairman Chavez and Commissioner, my
25 name is Setso Metodi. I currently live on 624 Amherst Drive,

1 Southeast, and I'm speaking in support of the special use
2 permit request.

3 Work at the labs brought me and my family and my two
4 small children to Albuquerque in 2013, and we certainly hope
5 to live out the rest of our lives here and hopefully as
6 members of the cohousing group, cohousing and homeowners in
7 the community.

8 Cohousing creates a village environment wherein everyone
9 supports each other. That support extends beyond the
10 boundaries of the village to include neighbors all around the
11 cohousing units. With this idea of neighborhood in mind, we
12 spent -- as you can see on this map with all the green flags,
13 we spent countless of hours walking the streets near our
14 future home to begin to develop the sense of community and
15 get to know our future neighbors.

16 We quickly realized that folks in that area share a
17 concept of community that we, the cohousing group, mean to
18 achieve, and one dimension of the sense of community that we
19 hear from many of our future neighbors is that close
20 neighbors serve to protect each other from petty crime.
21 Specifically we heard over and over that the lot we wish to
22 live in will serve as a buffer between the existing
23 neighborhood and the bosque, and that buffer will discourage
24 the kind of vandalism and petty theft that is costing --
25 particularly all the neighbors around the property -- that is

1 costing them thousands of dollars in property damage.

2 Many of future neighbors told us that they're enthused
3 about having the lot populated. The owners have -- have
4 expressed -- have told us that they definitely want to see it
5 developed, and the current state of the lot, we were told,
6 encourages troublemakers as it is right now.

7 Similarly, our future neighbors told us that we will
8 help to make the Valle Del Bosque park safer for the whole
9 area. Since we plan to bring in multiple generations,
10 including young children, we'll be using the park. The
11 logic, the more the park is used by nice folks, the more nice
12 folks will show up there. I would like to submit this
13 transcript for the record and in support of this project.

14 CHAIRMAN CHAVEZ: Thank you.

15 VICE CHAIR CHAVEZ: Gilbert Morales followed by
16 Stacey Hunter and Beth Moore-Love.

17 MR. MORALES: Good morning. I am Gilbert Morales.
18 I live 13108 Calle Azul, and I'm speaking in support of this
19 project.

20 I've lived in various different parts of Albuquerque
21 throughout my life, and I've got to see it grow and not grow
22 in various different ways, but what I can say is what
23 concerns me is somebody who's grown up in New Mexico,
24 particularly in Albuquerque, that stagnation is a choice and
25 that -- that not approving this is going along with that --

1 that area, and as somebody who's invested significantly in
2 Albuquerque and has no intent to leave, it concerns me as a
3 citizen that we wouldn't want something like this to move
4 forward.

5 It concerns me, because I've put lot a of money here. I
6 have every intent to stay here, but at what point do I want
7 to move? What point do I want to make my money because --
8 elsewhere to another city that's more progressive, that
9 embraces these new types of ideas that's more innovative?

10 If you look at the plan as stated, it's -- it negates
11 completely everything that's -- that the people are fearful
12 -- and I think that's literally what's held us back as a city
13 and as a community is we're fearful of change. Frankly, we
14 just are. That's definitely part of our culture, and I think
15 that that's something that also needs to change and that we
16 need to look forward to ideas like this that will bring us
17 forward as communities and doing it the appropriate way. I
18 think there's a lot of time and investment that's been put
19 into this, and I wholeheartedly support it. I look to you as
20 a committee to look at this as something that's progress and
21 -- and hope that you support it. Thank you.

22 CHAIRMAN CHAVEZ: Okay.

23 VICE CHAIR CHAVEZ: Stacey Hunter, Beth Moore-Love
24 followed by Jennifer Cruz.

25 MS. HUNTER: Chairman Chavez and Commissioners, my

1 name is Stacey Hunter. I live at 3227 Rio Grande Boulevard,
2 Northwest. I am speaking in support of the special use
3 permit request.

4 I would like to speak about why the proposed cohousing
5 community means so much to me as a future homeowner. I have
6 started my life over for the third time. My children are now
7 grown, living their own lives. Living alone I found I was
8 miserable. Living in a low-income area of the Northeast
9 Heights, I never got to know my neighbors, nor did they care
10 to know me. I have always longed for a sense of community.
11 I literary had given hope that -- that that even existed.

12 One day I drove past a little pocket community on Rio
13 Grande Boulevard. It was so inviting. I saw a sign with a
14 website. I pulled over to look it up, and I discovered it
15 was a cohousing community. I had never heard of anything
16 like it. The more online searching I did on cohousing I
17 realize it was what I had been missing after the majority of
18 my life residing in a suburban community.

19 The people I have met in this group share values that
20 are in alignment with my own, such as community engagement
21 and responsible environment stewardship. I have seen many
22 cohousing communities popping up in other up-and-coming
23 cities, and I feel that this is just what Albuquerque needs
24 to bring communities together.

25 I thought today that I would speak from the heart, and I

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1 thank you for your time.

2 CHAIRMAN CHAVEZ: Thank you.

3 VICE CHAIR CHAVEZ: Beth Moore-Love followed by
4 Jennifer Cruz and David Ryan.

5 MS. MOORE-LOVE: Yes, my name is Beth Moore-Love.
6 I live at 1738 La Vega Boulevard -- La Vega Drive, Southwest,
7 87105. I'm here on behalf of Agricultura Cooperative
8 Network. I want to read the letter that they sent so --
9 because they couldn't make it.

10 "This communication is in opposition to the cohousing
11 project proposed on Gonzales Road. As farmers, we are
12 concerned about the changes in development occurring in the
13 South Valley, the loss of farm and open space areas, and
14 unwelcomed development and planning our neighborhoods without
15 oftentimes our early and meaningful inclusion in decisions
16 that affect our everyday lives and farming activities.

17 "As farmers, we are responsible to our environment and
18 grow food with respect to our limited resources. Considering
19 the realities of climate change, our arid climate, and our
20 inconsistent weather patterns, it does not make sense to
21 approve this type of development on ancient agricultural
22 land. The project may negatively impact the waters of the
23 Rio Grande, which should be highly protected through
24 environmental impact studies.

25 "This housing development is incompatible with the

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1 surrounding community and is not wanted by the residents,
2 including some of our cooperative farms. It may have
3 unattended consequences regarding water rights, raise
4 property taxes, and traffic congestion, which are just a few
5 of the negative impacts. We ask that this request be denied.
6 Thank you. Sincerely, Helga Garza."

7 Speaking for myself, my question is why can't these
8 interested misdevelopments who mostly live on Amherst,
9 Northeast, and in the North Valley support one another in
10 their own neighborhood? The North Valley seems a good place
11 for this type of development. It's a good idea, but they
12 want to put it in the wrong place. And why do they insist
13 that they are bringing sustainability to a community, which
14 is already cohesive and sustainable with our treasured farm
15 lands? If they were truly interested in joining our
16 community, they would have already joined our volunteer
17 network in the neighborhood, and they haven't. So it seems
18 to be an exclusive project rather than an inclusive friendly
19 neighborhood project. Thank you.

20 CHAIRMAN CHAVEZ: Thank you very much.

21 VICE CHAIR CHAVEZ: Jennifer Cruz, David Ryan,
22 Priscilla Sais.

23 MS. CRUZ: I already spoke.

24 VICE CHAIR CHAVEZ: David Ryan, Priscilla Sais, and
25 Steve Cone.

1 MR. RYAN: Yeah. Hi. My name's David Ryan. I
2 live at 813 Mountain Road, Northwest. I used to live in the
3 Acequia Jardin cohousing community. I had to move because --
4 because I needed to have an office in my house, so I got a
5 bigger place, but living in Acequia Jardin was a very good
6 thing, and having a cohousing community, doesn't matter if
7 it's in the North Valley or the South Valley, these are good
8 things, because it gives people an opportunity to support
9 each other. It is not invasive. It is not an intrusive,
10 exclusive community that ignores people around.

11 It -- you know, the people at Acequia Jardin were
12 engaged and people all around Albuquerque and the
13 neighborhood. Our impact on the environment was minimal. We
14 didn't have three or four cars per family. Most families
15 just had one. There was no impact on traffic, no impact --
16 no negative impact, and in having a clustered housing allows
17 for more open space. At -- in our community we have ten
18 houses. Yet, we have room for a wetland garden, our
19 gardening area, along with water collection and a little
20 orchard, and there's -- so there's nothing wrong with --
21 wrong with this.

22 And I guess I don't understand why there's so much fear
23 of the unknown. You've got a willing seller. You've got a
24 willing buyer, and you've got a reasonable development that
25 doesn't have any negative impact on anybody, and even though

1 it's zoned agriculture, there's no farm there right now, and
2 -- and the buyer -- the person who owns it now obviously
3 doesn't intend to farm it, would prefer to sell the land, and
4 so -- so that lands's going to be sold, and it's probably
5 going to be developed, and this is a good, positive
6 development, and so that's all I wanted to say, that the
7 having a little cohousing community is a positive impact to a
8 neighborhood.

9 CHAIRMAN CHAVEZ: Thank you.

10 VICE CHAIR CHAVEZ: Priscilla Sais, Steve Cone,
11 Willa Pilar.

12 MS. SAIS: Good morning. My name is Priscilla Sais
13 along with my husband, Valentin Sais, we're the owners of the
14 property in mention.

15 We've had the property for sale on and off for the past
16 15 years. We've taken it off the market because the people
17 that have wanted to buy it we felt were not doing the right
18 thing for the neighborhood. We received a letter from the
19 people that want to develop, and I actually threw the letter
20 away. I was watching the news, and I saw something about
21 cohousing. So I decided to look more into it.

22 After realizing what they had to offer our community and
23 our neighborhood, I made contact to meet with them. I met
24 with them, and I was very impressed with everything they have
25 to offer. I feel they're a great asset for our neighborhood,

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1 for our community. I will be like 150 feet down from the
2 cohousing community. We own -- we're on -- our address is
3 375 Sunset, but we're actually right on Gonzales. We
4 actually also own a partial off of 1407. So we have a lot of
5 property in the area that, you know, will be close to -- to
6 the development.

7 I see it, a great asset for our schools, for our
8 neighborhood. Right now, there's no children in the
9 neighborhood, very few. I have a five-year-old granddaughter
10 that we're raising. I am so excited for this development to
11 come, to have our granddaughter to go someplace to play with
12 -- have neighbors she can play with. You know, we do have
13 like three acres around our house, but she plays by herself.
14 We're trying to encourage her. We don't stay inside and
15 watch video games and watch TV all day. You know, we take
16 her out there. She loves to garden. We do little gardens
17 during the summer, and she's met the kids. We're very
18 excited for this project to go along, and we're in favor of
19 it.

20 Why people are opposing it, I don't understand. This
21 land has been vacant since the late 1930s. I think most of
22 the people opposed to it didn't realize the property existed
23 until we decided to change the zoning. I mean, because it's
24 very -- to the back, and I approve this development.

25 CHAIRMAN CHAVEZ: Hold on. She has a question.

1 MS. SAIS: Yes, ma'am.

2 VICE CHAIR CHAVEZ: So, Ms. Sais, thank you. You
3 indicated that you live at 1407 Gonzales Road, and Ms. Loring
4 also indicates that she lives at 1407 Gonzales Road. Hold
5 on. Just a second. Bernalillo County records show both of
6 you at that -- two different parcels at that same address.
7 So I just want to be clear for the -- you know, that there's
8 no confusion, that somebody didn't sign up for a parcel
9 that's not -- nonexistent.

10 MS. SAIS: Right. She has the house on the half of
11 the parcel, and then we own the vacant lot right there, and
12 then right behind that vacant lot is where we have three and
13 a half acres. We're still considered 375 Sunset, and that's
14 because my husband's family owned all the property from
15 Gonzales to where that gated community's at. When his
16 grandmother died, it was divided into -- my husband got half
17 of it. His aunt got half of it, and the aunt sold to other
18 people. That's why it's zigzagged.

19 VICE CHAIR CHAVEZ: Thank you.

20 MS. SAIS: Any questions?

21 CHAIRMAN CHAVEZ: Thank you.

22 MS. SHUMSKY: Commissioner Chavez, Chairman Chavez,
23 I'd just like to speak to that quickly, because I did -- I
24 was in contact with the other lady that has the same address,
25 and she's been referred to the assessor to -- because she has

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1 an assessor's address and then an actual parcel address. So
2 there's a little confusion, and she's going to be clearing
3 that up with the assessor's office.

4 VICE CHAIR CHAVEZ: Thank you. Okay. Steve Cone.

5 CHAIRMAN CHAVEZ: Okay. Hold on.

6 COMMISSIONER HERTEL: I'm sorry. Priscilla, I have
7 a question for you. You said --

8 CHAIRMAN CHAVEZ: Go ahead and come up here,
9 please.

10 COMMISSIONER HERTEL: You said that there were
11 other -- over the years that there were other, you know,
12 possibilities for selling the land to people that you did not
13 -- or for uses that you did not find desirable in the
14 neighborhood. Could you give me an example of that?

15 MS. SAIS: One gentleman that came to us that was a
16 developer wanted to put another gated community. We already
17 have one in front of us, and I just feel, you know, the open
18 area where people can come and go is a lot more desirable for
19 the neighborhood. I mean -- you know, and that's my feeling.

20 And then another developer that came up, he actually
21 came, said, "I have the money." He would not disclose what
22 he wanted to build.

23 COMMISSIONER HERTEL: Okay. So potentially other
24 uses other than --

25 MS. SAIS: Correct.

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1 COMMISSIONER HERTEL: -- a farm?

2 MS. SAIS: Yes, ma'am.

3 COMMISSIONER HERTEL: Nobody buying it -- nobody
4 wants to buy it for a farm?

5 MS. SAIS: No. We have no intention of ever
6 planting -- I mean, that property, like I said, has been
7 vacant, has nothing but tumbleweeds. Only wildlife you see
8 there is maybe a roadrunner once in a while.

9 COMMISSIONER HERTEL: Okay. All right. Thank you.

10 CHAIRMAN CHAVEZ: Commissioner Blanchard.

11 COMMISSIONER BLANCHARD: She answered it.

12 CHAIRMAN CHAVEZ: Did you have a question?

13 COMMISSIONER BLANCHARD: She answered it.

14 CHAIRMAN CHAVEZ: Oh, okay. Next.

15 MR. CONE: My name's Steve Cone, and I live at 1217
16 Chaco Avenue, Farmington, New Mexico.

17 Chair Chavez, Commissioners, in 1918, Aldo Leopold
18 worked as the secretary of Albuquerque's Chamber of Commerce
19 to promote the creation of what would become the Rio Grande
20 Valley State park. Contrary to applicant's claim this state
21 park now embodies thousands of acres, not a mere sliver, of
22 critical open space, rivering habitat, constituting an
23 invaluable asset for all New Mexicans and vibrant web of life
24 within Albuquerque and Bernalillo County that the coholders
25 fail to recognize.

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1 The existing boundaries, let alone the crucial portion
2 of our state park is particularly telling in view of the fact
3 that the land they propose to develop is directly adjacent
4 and contiguous with the park itself. Such ignorance or
5 callous disregard is an affront to Leopold's wildly celebrated
6 land ethic where he said, "A thing is right when it tends to
7 preserve the integrity, stability, and beauty of biotic
8 community. It is wrong when it tends otherwise."

9 The commission's approval of this high density
10 development would pose a dire challenge to Leopold's
11 prescient vision and inflict negative consequences on the
12 South Valley by allowing adverse and cumulative impacts to
13 the health and integrity of Rio Grande Valley State park and
14 the greater bosque. According to state law, one
15 responsibility of this Commission is to study the best means
16 of protecting the environment.

17 Now, it would stand to reason that a key way to protect
18 the environment is to respect and defend our open space.
19 Among the hundreds of comments in opposition is one, a short
20 comment, which may warrant your special attention. Stephen
21 Brown works for the US Army Corps of Engineers as
22 hydrologist. He's -- I'm sorry.

23 CHAIRMAN CHAVEZ: Thank you very much. You can
24 submit that for the record.

25 MR. CONE: Yes, I will.

1 VICE CHAIR CHAVEZ: Willa Pilar followed by Blake
2 Whitcomb.

3 CHAIRMAN CHAVEZ: Name and address for the record,
4 please.

5 MS. PILAR: Willa Pilar, 744 Montclair, Northeast.

6 CHAIRMAN CHAVEZ: Thank you.

7 MS. PILAR: And I thought I was going to be the
8 last speaker. I thought everybody's getting really relieved,
9 but it sounds like there's someone after me. So just hang in
10 there. We're almost done.

11 Okay. Good morning, Chair Chavez. Good morning,
12 Council. Thanks for taking public comment. I'm going to ask
13 that Council -- excuse me -- Commission defer making a
14 decision on this application, and I'm going to ask that
15 because I'm not convinced that this applicant has proven that
16 their development won't cause harm in some -- or at least
17 won't violate some protective categories in the Comp Plan and
18 in the Southwest Area Plan, and specifically those categories
19 are sensitive lands, cultural features, neighborhood
20 character, and this idea of agriculture, and this is some
21 stuff that is supported in Policy D of the Comp Plan.

22 It's not sufficient for the applicant to just make
23 statements that these aren't going to happen. They have to
24 submit some sort of proof for me to be convinced.

25 One thing I like about the Comp Plan and it's -- it's

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1 very positive. It's the idea of what could be, and as a New
2 Mexican, sometimes I get an inferiority complex, because
3 we're always talking about what's not going right and how
4 we're suffering. But I like the Comp Plan, because it's
5 asking us to go to something bigger, and I'm going to come
6 back to that in a second.

7 So when I've been to the site, what I've noticed is that
8 one of the most prominent features in that area is the height
9 of the trees. And when I heard that these condos were going
10 to be multistory, I could see how the most prominent feature
11 now will be roof lines. So that changes the way that
12 character feels.

13 The other thing that we've got to talk about is this
14 hearing is about a special use application. It's not about
15 the virtues of cohousing. I'm not against cohousing. I'm
16 just not convinced that this applicant has demonstrated why
17 it has to be this parcel. This parcel is already zoned
18 correctly, and it has the advantage of giving a consistent
19 area, and when municipalities engage in the practice of
20 zoning areas differently, it can lead to spot zoning. That
21 is a form of redlining that is illegal, and it leads to
22 lawsuits.

23 CHAIRMAN CHAVEZ: Okay. Thank you.

24 MS. PILAR: Please keep it consistent. Thanks for
25 letting me go for --

1 CHAIRMAN CHAVEZ: If you want the rest -- do you
2 have written --

3 MS. PILAR: I can email it. I have the worst
4 handwriting.

5 CHAIRMAN CHAVEZ: So you get the whole thing in, if
6 you would send it to staff. Appreciate it.

7 MS. PILAR: Thank you.

8 VICE CHAIR CHAVEZ: Blake Whitcomb will be the last
9 speaker.

10 MR. WHITCOMB: Mr. Chair, Commissioners, my name is
11 Blake Whitcomb. I'm with Hunt and Davis. I'm the attorney
12 for the applicant. I signed up today just in case the
13 Commission had any legal questions regarding what my
14 applicant's proposing or if legal issues popped up. It
15 doesn't seem like any legal issues have popped up, at least
16 not until the last speaker.

17 I don't believe this is redlining or spot zoning or
18 anything like that. I'd encourage you to ask or speak to the
19 county attorney's office about that. Accordingly, unless you
20 have questions, specifically I'm not going to drag this out.
21 I think you've heard from a lot of people today. I think
22 you've heard conflicting testimony from different people
23 regarding whether this is going to destroy a farm, which I
24 don't think is the case, versus my clients, the applicants,
25 who want to actually preserve the farm or create a farm in

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1 this blighted area. So unless you have any questions, I'll
2 resign the rest of my time.

3 CHAIRMAN CHAVEZ: No questions? Thank you.

4 MS. BACH: We signed up on line, and I've been here
5 since 8:45, so I don't understand --

6 CHAIRMAN CHAVEZ: What was your name?

7 MS. BACH: Deborah Bach.

8 CHAIRMAN CHAVEZ: Is it on there?

9 VICE CHAIR CHAVEZ: Huh-uh.

10 CHAIRMAN CHAVEZ: We don't have --

11 MS. BACH: I checked this morning when I came down.

12 VICE CHAIR CHAVEZ: Oh, yes, I'm sorry. Deborah,
13 you are.

14 CHAIRMAN CHAVEZ: It is?

15 Go ahead.

16 MS. BACH: So am I the last one?

17 VICE CHAIR CHAVEZ: You are the last speaker.

18 MS. BACH: All right. Because I'm freezing and I'm
19 hungry.

20 So my name is Deborah Bach. My address is 8301 Fourth
21 Street, Northwest, number 3, and I grew up in Albuquerque. I
22 went to Montezuma Elementary School; lived in a pink stucco
23 house on Wellesley Drive. All right. And I'm speaking in
24 support of this application.

25 I lived in that same house from ages 2 to 14, walked to

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1 school, rode my bike to Dunkin' Donuts, and after 12 years,
2 we new a handful of our neighbors. I think that's really
3 sad. Cohousing Albuquerque will create a village with
4 clustered housing, children's play areas, an orchard, and
5 community gardens. I don't think I can think of anything
6 more appropriate in the South Valley. So I urge you to
7 approve the request for this special permit usage, whatever
8 it is.

9 CHAIRMAN CHAVEZ: Thank you very much.

10 MS. BACH: Thank you.

11 CHAIRMAN CHAVEZ: And I'm sorry about that.

12 VICE CHAIR CHAVEZ: Thank you for your patience.

13 CHAIRMAN CHAVEZ: Is that it?

14 VICE CHAIR CHAVEZ: That's it.

15 CHAIRMAN CHAVEZ: Okay. That's it then for public
16 comments.

17 Let me give the applicant a few minutes to -- we'll give
18 you three minutes. Okay?

19 MS. METODI: Oh, sorry. I wasn't --

20 CHAIRMAN CHAVEZ: Whatever you want, the applicant,
21 the owners, whoever.

22 MS. METODI: Sorry. I wasn't prepared. I didn't
23 realize we were getting another time.

24 CHAIRMAN CHAVEZ: Please step up, whoever's going
25 to speak.

1 MS. OKUMA: The applicant is requesting
2 consideration of the special use permit in the -- in the fact
3 that we think we have designated and shown that this meets
4 the biggest intents that the county has for preserving
5 agriculture and living communities in a new and different
6 way. Thank you.

7 MR. REHN: Commissioners, we urge your support.
8 Thank you.

9 CHAIRMAN CHAVEZ: Thank you.

10 Okay. Staff, closing comments.

11 MS. SHUMSKY: Thank you, Chairman Chavez,
12 Commissioners.

13 In closing, first I'd like to thank everybody that came
14 out today. I heard a lot of interesting ideas, thought about
15 some things in a few different ways. I appreciate everyone
16 taking the time out of their day, and it's very impressive
17 that so many people care about this property and their
18 community.

19 I want to reiterate the subject property is located in
20 the established urban area per the Comprehensive Plan. It's
21 also located in the Southwest Area Plan, residential area 5,
22 which does allow up to nine dwelling units per net acre.

23 The Comprehensive Plan and the Southwest Area Plan were
24 adopted and amended through public processes, and there's a
25 history about why this area was designated the way it is.

1 The request meets the definition of a planned development
2 area per the zoning code, section 18 and section 5, which is
3 the definition section. If approved the uses and the layout
4 is controlled by the site development plan. So any changes
5 to anything on the site plan would have to come back either
6 through review through an administrative amendment process or
7 a new special use permit, so the neighborhood can be assured
8 that what is or could be built is reflected on the site plan.

9 Staff's recommendation is based solely on the adopted
10 plans and policies. Obviously you've heard a lot of voices
11 today, and you can take all that information into
12 consideration in your decision making. I reiterate staff's
13 recommendation of approval based on the findings and the
14 conditions as amended. And with that, I'll stand for any
15 questions.

16 CHAIRMAN CHAVEZ: Do you have alternative findings?

17 MS. SHUMSKY: Yes, sir.

18 CHAIRMAN CHAVEZ: Can you pass them out?

19 MR. CARTER: Mr. Chairman, Blane Carter with
20 Bernalillo County Public Works, special engineer. I'd like
21 to offer a couple of clarifications on some public works
22 items. The first is --

23 CHAIRMAN CHAVEZ: Go ahead.

24 MR. CARTER: -- Sunset Road, it's a county major
25 collector road. The current latest trip count for that road

1 was 6,700 trips. This proposed development, based on the
2 number of units, if you don't assume any savings for biking
3 and transit, that sort of stuff, we would expect about 178
4 trips per day. It's about a three-percent increase on Sunset
5 Road. The county is currently under construction for
6 improvements on Sunset Road south of Bridge Boulevard, and
7 we're applying for funding for improvements north of Bridge
8 Boulevard, and that would include sidewalks, curb and gutter,
9 drainage improvements on Sunset. That's a future project for
10 the portion of north of Bridge Boulevard.

11 Gonzales Road is a local road. It's a pretty short
12 road. There's not a lot of trips on it today. The expected
13 increase in trips is -- is more than sufficient capacity on
14 that local roadway to serve as new trips coming from this
15 development. As to the actual improvements required for this
16 development, we're limiting those to the actual driveway
17 configuration. They have a relatively narrow frontage on
18 Gonzales Road, and working with the applicant, we came up
19 with a 20-foot paved width to get directly into the site with
20 a 4-foot sidewalk, and it widens after it gets into the
21 property.

22 A comment was made by the fire marshall's office in
23 terms of meeting fire code. It does comply with the 2015
24 International Fire Code, and I checked this with the fire
25 marshall's office, and they were okay with that

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1 configuration.

2 CHAIRMAN CHAVEZ: Sunset Road, you said -- is that
3 going to be redone, or is it --

4 MR. CARTER: It's a future project north of Bridge
5 Boulevard.

6 CHAIRMAN CHAVEZ: You have the funding for it?

7 MR. CARTER: We're applying for funding. We do not
8 have funding currently.

9 CHAIRMAN CHAVEZ: You're applying for funding so --

10 MR. CARTER: Correct.

11 CHAIRMAN CHAVEZ: -- it could be -- I've lived in
12 the South Valley for years, okay, and that means that it will
13 probably never get done.

14 MR. CARTER: It could be quite a while, yes.

15 CHAIRMAN CHAVEZ: Especially Sunset Road, I know
16 that there's some done from Bridge south. Something's going
17 on there.

18 MR. CARTER: Yes.

19 CHAIRMAN CHAVEZ: What is going on there?

20 MR. CARTER: That's road improvements, drainage
21 improvements associated with that, and there will be curb and
22 gutter installed as well as sidewalks and drainage pipe to
23 get the storm water out, and there's some traffic-calming
24 measures as well.

25 CHAIRMAN CHAVEZ: And the other side, there's no --

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1 MR. CARTER: It's just applying for funding
2 currently.

3 CHAIRMAN CHAVEZ: Okay.

4 MR. CARTER: Thank you.

5 CHAIRMAN CHAVEZ: Okay. At this time I'm going to
6 close the floor.

7 COMMISSIONER HERTEL: I have a question. Okay. On
8 the -- on the amended findings --

9 CHAIRMAN CHAVEZ: Who do you have questions of,
10 staff?

11 COMMISSIONER HERTEL: Oh, I'm sorry. For staff.

12 CHAIRMAN CHAVEZ: Okay.

13 COMMISSIONER HERTEL: Okay. So finding -- the
14 findings that you passed out, that's the findings for denial,
15 but the findings that are in the packet, that is for
16 approval?

17 MS. SHUMSKY: That's correct.

18 COMMISSIONER HERTEL: Okay. I just wanted to
19 clarify that.

20 VICE CHAIR CHAVEZ: I have a question.

21 COMMISSIONER COLLIE: Mr. Chair --

22 CHAIRMAN CHAVEZ: Go ahead.

23 VICE CHAIR CHAVEZ: Go ahead.

24 COMMISSIONER COLLIE: Connie.

25 VICE CHAIR CHAVEZ: So -- okay. So thank you for

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1 answering the questions on the fire marshall that Mr. Padilla
2 raised. I also have a couple of questions regarding water.
3 How's water coming to this site?

4 MS. SHUMSKY: Chairman Chavez, Commissioner Chavez,
5 the Albuquerque and Bernalillo County Water Utility Authority
6 is currently reviewing the water availability statement.
7 Their policy is to plan water and wastewater utilities on
8 planning documents for areas in their service area. So
9 presumably they look at the Comprehensive Plan, the Southwest
10 Area Plan, any other planning that -- that exists for that
11 area, and they plan their utility accordingly.

12 CHAIRMAN CHAVEZ: So has the water department
13 approved water to this site?

14 MS. SHUMSKY: They're currently reviewing the water
15 availability statement request that the applicant has made,
16 and they indicated in their agency comments, unless Blane has
17 something different, that that usually takes six to eight
18 weeks for them to complete, but that's a condition of
19 approval that before they get a building permit, they will
20 have to have water and sewer to the -- to the site.

21 CHAIRMAN CHAVEZ: What about drainage? Is there
22 drainage in that street on Gonzales?

23 MR. CARTER: Sure. Blane Carter with public works.
24 There is a water and sewer main on Gonzales Road that the
25 property has to connect to. Again, that's up to the water

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1 authority in terms of issuing work order, but there is public
2 water and sewer in the street adjacent to the property. For
3 drainage, we have a condition requested; that is, they have
4 to submit their formal grading and drainage plan within 60
5 days of your approval. So we would be reviewing -- there's
6 no drainage available in the street, but they would be
7 holding that water on site. In terms of their impacts, they
8 would have to offset that with ponding on site, and on their
9 site plan, they show several ponding areas proposed to handle
10 that.

11 CHAIRMAN CHAVEZ: So if it's not -- if they can't
12 hold it on site, it'll have to go into the bosque?

13 MR. CARTER: Our requirements would be, they would
14 have to offset their impacts on site. We would not approve a
15 grading and drainage plan, which is required for them to move
16 forward with development, unless they can do that.

17 CHAIRMAN CHAVEZ: Okay.

18 VICE CHAIR CHAVEZ: I have one more follow-up --
19 follow-up question.

20 CHAIRMAN CHAVEZ: Go ahead.

21 VICE CHAIR CHAVEZ: So, staff, could you just -- if
22 not this, right, then there's a potential for four units to
23 be built on that without any sort of permissions needed; is
24 that correct?

25 MS. SHUMSKY: Chairman Chavez and Commissioner

1 Chavez, the site is 3.83 acres in size. So the A-1 zone
2 allows -- or requires one acre per dwelling unit. So that
3 would be three dwelling units, and then whatever's left for,
4 you know, access.

5 VICE CHAIR CHAVEZ: Okay. Thank you.

6 Mr. Hamm.

7 CHAIRMAN CHAVEZ: Just a minute. Do you have --

8 COMMISSIONER COLLIE: I'm fine.

9 CHAIRMAN CHAVEZ: Okay. Go ahead.

10 MR. HAMM: Chairman Chavez, Commissioner Chavez,
11 the current zoning designation is A-1. That would allow
12 essentially -- call it four for round numbers. Given the
13 planning designations in the Comprehensive Plan and the
14 Southwest Area Plan, the availability of infrastructure, the
15 proximity and the surrounding zoning designations, one could
16 make a reasonable application to rezone this to R-1, which
17 would allow something on the order of 27 units to go in
18 there. So -- excuse me. I should say nine dwelling units
19 per acre, so in excess of the 27 or --

20 CHAIRMAN CHAVEZ: That's if they were to apply for
21 R-1.

22 MR. HAMM: For a zone -- just --

23 CHAIRMAN CHAVEZ: But that's not our -- not in
24 front of us, so --

25 MR. HAMM: No, sir.

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1 CHAIRMAN CHAVEZ: -- there's no need to --

2 MR. HAMM: I just felt like that would be important
3 context for the Planning Commission to understand.

4 VICE CHAIR CHAVEZ: Thank you.

5 MR. HAMM: You're welcome.

6 VICE CHAIR CHAVEZ: Thank you for that
7 clarification.

8 CHAIRMAN CHAVEZ: Commissioner Pena.

9 COMMISSIONER PENA: I have a question for staff. I
10 know this site, the area, pretty much single dwelling --
11 single housing dwellings. Is there any other multihousing
12 facilities in the area that you're aware of?

13 MS. SHUMSKY: Chairman Chavez, Commissioner Pena,
14 no. The most -- the highest density is to the west of the
15 subject property and to the north where there's a new housing
16 development going in just inside the city limits. There may
17 be more apartments to the south. I don't -- I'm not real
18 familiar with like the Bridge particular area but down that
19 way.

20 COMMISSIONER PENA: Okay. Thank you.

21 CHAIRMAN CHAVEZ: Okay. Is that it, staff?

22 MS. SHUMSKY: (Nods head.)

23 CHAIRMAN CHAVEZ: Okay. Then thank you very much.

24 Close the floor now. Ready for commissioners to make a
25 motion.

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1 COMMISSIONER HERTEL: Are you going to make a
2 motion?

3 CHAIRMAN CHAVEZ: Go ahead.

4 COMMISSIONER HERTEL: In the matter of
5 CSU2019-0001, I make a motion that we approve the special use
6 permit.

7 COMMISSIONER COLLIE: With 10 findings and 14
8 conditions?

9 COMMISSIONER HERTEL: Subject to -- subject to the
10 findings and conditions as presented in the pack by staff.

11 COMMISSIONER BLANCHARD: Second.

12 CHAIRMAN CHAVEZ: Been moved and second. Who
13 second it?

14 COMMISSIONER BLANCHARD: (Indicating).

15 CHAIRMAN CHAVEZ: Okay. It's been moved and
16 second.

17 I'm going to have to vote against this project. I just
18 can't see putting a project like this in this area that close
19 to the bosque with -- with that many units going into --
20 we're jumping from an A-1 to condos I guess it is. We really
21 don't have a definition in the county for what they're trying
22 to put in there, and I just -- I just can't see a project
23 this big, two-story -- it's going to block the view of a lot
24 of houses in the back, because those -- that cluster is going
25 to be two-story going from almost one end to the other on

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1 those four acres there. So I'm going to have to vote against
2 the motion.

3 COMMISSIONER PENA: I also am going to vote against
4 the project. I think the project is a very good project. I
5 think it would fit somewhere in this city. I just don't
6 think that this particular parcel is the area for this
7 project. So I also will be voting no.

8 CHAIRMAN CHAVEZ: Okay. Any other comments? If
9 not, we'll have a vote. All those in favor?

10 COMMISSION: Aye.

11 CHAIRMAN CHAVEZ: Okay. All those in favor raise
12 your right hand.

13 (Note: Commissioners Blanchard, Connie Chavez, Hertel,
14 and Collie in favor of the motion.)

15 CHAIRMAN CHAVEZ: Four to two. So it passes.
16 That's it.

17 Okay. Next order of business, we have election of
18 officers.

19 Staff attorney, that letter from the mayor, if you can
20 send it up to the mayor, so he could sign it. Get it back,
21 because somebody else wrote that letter. It's not from him,
22 so I want to make sure that that's what he --

23 MR. GRADI: We gave it to the submitter. We gave
24 the letter to who submitted it and asked her that she secure
25 the mayor's signature.

1 CHAIRMAN CHAVEZ: And then submit it back to you?

2 MR. GRADI: Yes.

3 CHAIRMAN CHAVEZ: Yeah. It wasn't -- I want to

4 make sure it's set in there.

5 Okay. Next we have election of officers. So I'll open

6 the floor.

7 COMMISSIONER PENA: I'd like to make a motion. For

8 Chair, Mr. Joe Chavez.

9 VICE CHAIR CHAVEZ: Second.

10 CHAIRMAN CHAVEZ: Any other -- if not, I'll close

11 the floor. We'll have a vote on it. All those in favor of

12 the motion signify by saying aye.

13 COMMISSION: Aye.

14 CHAIRMAN CHAVEZ: Opposed? Motion carries.

15 Now, we have Vice Chair.

16 COMMISSIONER COLLIE: Mr. Chair, I move that Connie

17 Chavez become the Vice Chair.

18 COMMISSIONER BLANCHARD: Second.

19 CHAIRMAN CHAVEZ: Moved and second. All those in

20 favor of that signify by saying aye.

21 COMMISSION: Aye.

22 CHAIRMAN CHAVEZ: Okay. Anything else?

23 COMMISSIONER COLLIE: Mr. Chair, could I ask staff

24 a question? Enrico?

25 CHAIRMAN CHAVEZ: Sure.

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1 COMMISSIONER COLLIE: Is -- so during the
2 discussion today, we heard a lot of -- about conversation and
3 gray water reclamation and rainwater stuff, and I have -- and
4 cohousing options and a whole variety of stuff that we don't
5 really seem to emphasize in our processes. Where's the place
6 in the Commission's conversation with staff about
7 incentivizing new developments to do gray water recycling?
8 How do we do -- how do we talk about parking spaces that
9 ought to be easily convertible to green space because we're
10 not going to have as many cars in the foreseeable future?
11 Where do we have those conversations, and how do we do it?

12 MR. GRADI: Chairman Chavez, Commissioner Collie,
13 so good questions. The -- and the folks here -- we have a
14 natural resources department that recently -- not so
15 recently, a few years ago, adopted a whole new water
16 conservation ordinance. Within that ordinance, it makes --
17 it establishes set standards for new development, and I
18 believe it awards some incentives for the use of gray water,
19 the use of using runoff to be contained on site, and also, be
20 watering plant materials and agriculture.

21 I think the issue that we usually have is we just don't
22 have a lot of requests that are multifamily in nature and
23 clustered where those can be implemented. As you've probably
24 seen, the vast majority of the type of things we see are
25 single-family detached development requests. I think the

1 conversation about is incentivizing -- incentivizing more
2 forward-thinking rules and regulations around water
3 harvesting, around gray water use, around passive solar,
4 active solar, shared parking, those types of things are in a
5 number of our sector plans that are adopted for certain
6 areas, and so all of those things are really kind of
7 something that comes into play when we have a new development
8 proposal like this, and I think that part of the incentive is
9 that there's an overall savings for the actual applicant --

10 COMMISSIONER COLLIE: Right.

11 MR. GRADI: -- in terms of not having to install
12 all the complex irrigation systems in certain areas, using
13 passive and active solar orientations.

14 In this particular case I think some of that information
15 was detailed in the site plan, but we do have it in bits and
16 starts, but we don't really have a whole comprehensive county
17 suite of incentives, but we do have some based on, you know,
18 the different departments, and natural resources is probably
19 the department that has the most recent updated code, and I'm
20 really not the person to go into all those details, but this
21 is just what I believe.

22 COMMISSIONER COLLIE: Does the Comprehensive Plan
23 comment?

24 MR. GRADI: I think so. I think that in most cases
25 when we -- when we review new developments, we're able to get

1 to folks and allow those things to be implemented. The
2 challenge for us is how do we get it implemented in existing
3 house and stock. That's always a challenge, and that really
4 requires more incentive to give folks the incentive to
5 actually, when they do that remodel, to do these other
6 things.

7 COMMISSIONER COLLIE: Well, but if there's much
8 truth to the whole worrisome climate change issue, and I
9 believe there is, the more we require, rather than just
10 incentivize, the better we'll be in the future.

11 MR. GRADI: I will -- no opposition to that
12 statement.

13 MR. COLLIE: I'm not asking you to --

14 MR. GRADI: And I think that what we're starting to
15 see is, when large master plan communities are proposed,
16 you'll see that the types of requirements that we're able to
17 implement in those approvals far exceed anything that's
18 currently being used in the existing built environment in the
19 county. So, like I said, the challenge for us is really
20 trying to retrofit what's existing.

21 COMMISSIONER COLLIE: Sure. Thank you.

22 Thank you, Mr. Chair.

23 CHAIRMAN CHAVEZ: Anything else? Anything else at
24 that -- that's it? Is that it?

25 COMMISSIONER HERTEL: Do you need a motion? Motion

1 to adjourn.

2 CHAIRMAN CHAVEZ: Yes.

3 MS. LOPEZ: Mr. Chair, Commissioners, I have just
4 one announcement under "other matters" if I may?

5 CHAIRMAN CHAVEZ: What's that?

6 MS. LOPEZ: Real brief, I know we're tired, and
7 it's been a long morning.

8 Our planning department has initiated a planning process
9 for an area in the South Valley. It's an 800 --
10 approximately 800-acre area located between Second and I-25,
11 Rio Bravo and the northern city/county limits. And it's
12 called the Sunport Commerce Design Overlay Zone. So we've
13 been meeting pretty diligently with key property owners,
14 neighborhood leaders, and, in fact, we have a meeting
15 tomorrow for the community. It's open to the public. It's
16 going to be at the Mountain View Community Center from 6:00
17 to 7:30.

18 We just wanted to make you aware of our planning
19 efforts. We plan to submit our application towards the end
20 of this month, February 25th, and the hearing would take
21 place in April, and so we just wanted to put that in your
22 radar. We're very excited.

23 We're trying -- basically the design standards are to
24 elevate the quality of development. Right now, the area is
25 zoned predominantly for M-1. That's industrial. This area

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1 is very important to the county. It can become an employment
2 hub if it develops. About half the land is still
3 undeveloped. So we want get ahead of it with our design
4 overlay plan.

5 CHAIRMAN CHAVEZ: Okay.

6 MS. LOPEZ: And that's. Thank you.

7 COMMISSIONER COLLIE: Thank you.

8 CHAIRMAN CHAVEZ: Thank you.

9 Okay. We had a motion and --

10 COMMISSIONER PENA: Second.

11 CHAIRMAN CHAVEZ: Second. All those in favor
12 signify by saying aye.

13 COMMISSION: Aye.

14 (Note: Hearing adjourned at 12:16 p.m.)
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1 STATE OF NEW MEXICO)
2) SS
COUNTY OF BERNALILLO)

3 I, B. JULIAN SERNA, Certified Court Reporter in the
4 State of New Mexico, hereby certify that I reported, to the
5 best of my ability, the above Bernalillo County Planning
6 Commission hearing; that the pages numbered 3 through 131,
7 inclusive, are a true and correct transcript of my
8 stenographic notes, and were reduced to typewritten
9 transcript through Computer-Aided Transcription; and that on
10 the date I reported these proceedings, I was a New Mexico
11 Certified Court Reporter.

12 Dated at Albuquerque, New Mexico, this 21st day of
13 February, 2019.

14
15
16
17 _____
18 B. JULIAN SERNA
19 New Mexico CCR No. 206
20 Expires: December 31, 2019
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