

Feb 6 2019

4.

CSU 2019-0002

- 5145 Coors - renewal for trucks.
15 years

5

CSU 2019-0001 -

location

land uses - buildings

- multi family -

Joe - This is multi family

- add a condition 14 -

- meets criteria for approval

- meets density requirement

- not in agricultural area

Joelle - density? is not ^{an} agric area - HOA
is it apartments

Nick - PDA detach. / clustering

Joe - / could be rented -

Nick - A-1 - could comply w/ density

Applicant -

'co-housing' -

Martin

- ~~the~~ houses are smaller

- agriculture, sharing of houses
will become neighbors

- also had # associations

met w/ many neighbors

many spread pattern - shown on map ^{are} many in area of site

concern - low income, farm.

reduced # dwellings from 33 to 27

Architect - will further goals of comp plan & resolve

Pro Gradiente - has been vacant, ~~is~~ under repair -

- will preserve basic character, restore agriculture

- is in area 5 - up to 9 du

- is a form of cluster

62% is usable

34 agric land

- will be a multigenerat housing -

comp plan -

- # 2 story buildings in area

architect - add more farming on site -

will rely on recycled water -

will preserve the existing trees

will replace metal fence w/ coyote fence -
will be more opaque

Discusser

Joe - how could this be allowed if it is A-1

Nick - plan allows the density.

Public Comment

Red - Joe how many meetings? Two meetings

Vernos del Bosque has been involved over the years

area has experienced wild -

at these + another property to north ~~are~~ are vacant -

Association - is opposed -

- doesn't provide a sense of place?

- is a remaining site of A-1

- density is a concern.

- would be harmful

- traffic corridor is marginal -

- impeded petition results

Public

J. owner of fire department

~~fire~~ trucks may not access

concern w/ limited access.

Dory -

protect the landscape, farming - A-1
doesn't fit w/

would destabilize zmg

is a road one - there are still forests

This would destroy the area - the forest
create noise, traffic

would destroy the riparian area -

would affect the wildlife -

road - is unimproved - feeds into sunset

There already is traffic -

Support - value of smaller homes - increase efficiency,

spacing - is a model of future housing, will
enhance the landscape, preserve

Future homeowner - had family issues -

co-housing will be supportive

Opposition - concern of changes to neighborhood -
is becoming gentrified

don't have water rights - may not have water
will affect Rio Grande case
land value & taxes

Support - UNM professor -

- cohousing will include grey-water, dual-circuit commercial
energy efficient
woods

Opposition - A Vecinos assoc

site can be farmed / could displace families -
change the neighborhood

- Comp plan - protect acres

- don't want development use of agric properties
submitted 800 letters - Alliance
include opposition of senator
will affect a working class community

^{Pichero}
Maricene - lives in co-housing -

this would be affordable, incorporate agriculture,
energy efficiency to save funds

Mayor Keller - has submitted
includes letter from Mayor

Break

Patty Lenz - supports - lives in NE - wants to live
with people - will have as little as possible traffic,
will be good neighbors

opponent - der is asham. will cause crime + drugs -
new people coming into neighborhood

supporter - support businesses

opponent - Amador - preserve agricultural character of area
moved to this area - land needs to be protected -
don't want condos in neighborhood

1407 Gonzales - is changing to opposite
will change the character of area - will destroy the valley
Karen Loring

support

realtor - will have special features - shared -
will be less than median price -

supporters -

- future homeowners - would like to live there
- will preserve the environment.

supporter from Gonzales

other supporters - future homeowners

supporters of co-housing
will allow them to move into area -
ancestors are from area.

will restore agriculture

bicycle use / less parking / access to trail

people are fearful of change - is a great idea
will fight against crime,
create stewardship

Agricultural cooperative — is in opposition
should locate within an area — aren't involved in region

support — has lived in such a community
doesn't need to walk, has a garden, orchard
is a reasonable development, is positive

Property owners — feels they are an asset — ^{rejected} several offers.
lives nearby on Gonzales — will be good for neighbors
doesn't understand why people oppose it.

maybe

1407 — two properties at 1 address

S. Cone — Farmington —

A Leopold — established state Park —

disregards the land ethic — need to respect the open space

— opponent — delay

need to show proof — hasn't met the Comp Plan

— policies for agriculture

— application — is for 'cohousing'

— would be a 'spot zone'

will submit —

Attorney for applicant — is not a spot zone

Closing —

— staff — consistent w/ plans

— consistent w/ PDA

— consistency required site

Blaine - Gonzales - meets -
- sunset project - unfuture

Joe water & sewer
Drainage

Cornie - # dwellings under A-1

Johnny - multi family ? nearby - / no not nearby
new house dev.

JH motion to approve

Joe opposed to condos.

Johnny