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**MINUTES**  
**VILLAGE OF LOS RANCHOS**  
**Planning and Zoning Commission**  
**6718 Rio Grande Blvd. NW**  
**Warren J. Gray Hall**  
**November 18, 2014**  
**7:00 P.M.**

**Present:**

**STAFF**

**Administrator:** Kelly Ward

**Attorney:** Bill Chappell

**Planning Staff:** Tim McDonough, Director

1. **CALL TO ORDER – Chairman** called the meeting to order at 7:00 p.m...

**A. ROLL CALL** - Commissioner Craig, Commissioner Seligman, Commissioner Brawley, Commissioner Hannah, Commissioner Gollis, Commissioner Tourville, and Commissioner Albert unexcused.

**Chairman Hannah** stated there was a quorum present for the meeting.

**B. APPROVAL OF THE AGENDA**

**Chairman Hannah** pointed out to the Commission that there was an Item that was deferred at the last meeting to tonight's meeting, which is not on tonight's agenda and has been deferred per the request of the applicant Edward Boyssel. He then asked Planner McDonough if there were changes to the agenda.

**Planner McDonough** stated there were none.

**Chairman Hannah** asked for a motion to approve the agenda.

**MOTION: Commissioner** Gollis moved to approve the agenda.

**SECOND: Commissioner** Tourville seconded the motion.

**VOTE:** The motion carried unanimously (6-0).

2. **PUBLIC COMMENT PERIOD**

3. **CONSENT AGENDA**

**A. APPROVAL OF CONSENT AGENDA**

1 **Chairman Hannah** stated there were prior minutes of prior meetings listed on  
2 the consent agenda. One from the September 9, 2014 meeting, which was  
3 quite lengthy and was deferred to tonight's meeting so as to give the  
4 Commissioners a chance to turn in those changes. At this time they will make  
5 those changes. Then recognized Commissioner Craig.

6  
7 **HOUSEKEEPING NOTE: Commissioner Brawley gave staff written notes**  
8 **of the changes he made.**

9  
10 **Commissioner Craig** stated he had corrections to the October 14<sup>th</sup> meeting.

11  
12 **Chairman Hannah** stated he would like stay in order and would take the  
13 changes for the September 9<sup>th</sup> meeting first. He had only one additional  
14 change to the September 9<sup>th</sup> meeting as he had previously given his other  
15 changes last month. Then recognized Commissioner Craig.

16  
17 **Commissioner Craig** proceeded to note the changes he had for the October  
18 14, 2014 meeting.

19  
20 **Chairman Hannah** proceeded to note the changes he had for the October  
21 14<sup>th</sup> meeting. Then asked if there were any more changes to the October 14,  
22 2014 meeting minutes. Then called for a motion to approve the consent  
23 agenda as altered.

24  
25 **MOTION: Commissioner Seligman** moved to approve the consent agenda  
26 as amended.

27  
28 **SECOND: Commissioner Craig** seconded the motion.

29  
30 **VOTE:** The motion carried unanimously (6-0).

31  
32 **4. PUBLIC HEARINGS AND APPLICATIONS**

33  
34 **Attorney Chappell** swore in those present who would be speaking before  
35 the Commission.

36  
37 **A. ACA-14-02** A request by Matthew Rembe for an Amendment to the  
38 Conditions of Approval for the Los Poblanos Inn and Cultural Center, Cluster  
39 Housing and Open Space SU-1 Zone. The property is located at 4803 Rio  
40 Grande Blvd. and is legally known as Plat of Tracts A2A and A3A, a replat of  
41 Tracts A2 and A3, Lands of Albert Simms II, Village of Los Ranchos de  
42 Albuquerque, New Mexico, December 1998. The property contains 20.5874  
43 acres, more or less.

44  
45 **Chairman Hannah** asked Planner McDonough for the planning report.

46  
47 **Planner McDonough** gave the planning report with recommendations of  
48 approval to forward the amendments to the conditions to the Board of  
49 Trustees with findings.

1 **Chairman Hannah** reminded the Commission that this is a recommendation  
2 to forward to the Board of Trustees, who will make the final decision. And  
3 asked Planner McDonough if that was correct.  
4

5 **Planner McDonough** stated that's correct and that they can make edits to  
6 the conditions.  
7

8 **Attorney Chappell** stated they could take actions by making  
9 recommendations for changes before it is referred to the Board of Trustees. It  
10 is not just a yes or no and goes forward. The Planning Commission can  
11 assure that things comply with the ordinances before it is referred to the  
12 Board of Trustees.  
13

14 **Chairman Hannah** thanked Attorney Chappell for the clarification.  
15

16 **Planner McDonough** stated he neglected to put the letters of support into  
17 the meeting packets so he put them on their table. The Rembe's have made  
18 an extensive effort to meet with the neighbors and talk over the amendments  
19 to the conditions and those letters of support speak for themselves.  
20

21 **Chairman Hannah** asked if there were any questions for the Planner. Then  
22 stated that he was extremely please with the professionalism of the meeting  
23 packets. That it makes their jobs easier when they have all the information  
24 they need in advance. Then recognized Commissioner Gollis.  
25

26 **Commissioner Gollis** stated he had one question for Planner McDonough.  
27 Planner McDonough stated certain conditions were set in 2003 to the  
28 conditions and they expired in 2006. Can he state what the regulatory  
29 requirements were since 2006?  
30

31 **Planner McDonough** stated that the conditions in 2003 were a result of a  
32 settlement that had a certain time frame and that expired in 2006. The  
33 applicant was told they could ask for changes starting in 2007.  
34

35 **Attorney Chappell** stated there was a settlement made on the project with  
36 the plaintiffs. That was entered into on September 27, 2002. In that  
37 agreement they stated they would not ask for any changes to the conditions  
38 until after 2006. The conditions did not expire they just couldn't ask for  
39 changes to the conditions.  
40

41 **Commissioner Gollis** thanked Attorney Chappell.  
42

43 **Chairman Hannah** asked if there were any more questions from the  
44 Commissioners. Then asked the applicant to please step forward and state  
45 his name and address for the record.  
46

47 **Matthew Rembe** 4803 Rio Grande Blvd. NW stated he runs Los Poblanos for  
48 his family and he wanted to clarify one thing for Commissioner Gollis saying  
49 that in 2007 they came back for changes and tonight it is those changes that  
50 they are working on. They had a lot of community support then too. Anything  
51 previous to that "ruffles the feathers" so to speak and is not spoken of. From

1 2007 on it has been very positive. He is going to pass the presentation to  
2 Susan Henderson of Place Makers a company based here in Albuquerque.  
3 She will give the details of what they want to accomplish. They are hoping to  
4 exchange their existing conditions for the opportunity to preserve and restore  
5 some old buildings and get some other entitlements in the way they do  
6 business now. His mother Penny will also make a statement. He runs the  
7 day-to-day operations of the business and he is here to answer any questions  
8 that Susan Henderson can't.  
9

10 **Chairman Hannah** asked if there were any questions for Mr. Rembe from the  
11 Commissioners at this time. Seeing none he called Ms. Henderson to the  
12 podium.  
13

14 **Susan Henderson** 5136 Sevilla Avenue NW Albuquerque thanked the  
15 Commission for hearing this request. She gave an introduction of her  
16 company Place Makers stating they only deal with transparent public  
17 engagements. They started this project with a public process and she was  
18 impressed with the Rembe's and how they worked with the community and  
19 were willing to engage with their neighbors. Not every client is open to that.  
20 They did a charrette in the spring where the Village and the neighbors  
21 participated. Its success was because it has enjoyed the support of both the  
22 neighbors and the Village. It is about how the business can become self-  
23 sustaining. The goals are ease management for the Village and how it is  
24 audited and account for the events making it much more transparent to the  
25 neighbors. The over arching goal is the harmony of reaching the Master Plan  
26 goal of preservation of agriculture in the Village. As Los Poblanos has  
27 evolved over the year it has become viable to retrofit those buildings to serve  
28 an agricultural purpose. Expand the lavender production and clarify the  
29 dining. The request is for twenty-six (26) new built rooms. That's a number  
30 that can justify the overhead. The conditions now allow twenty (20) lodging  
31 rooms. Then Ms. Henderson proceeded to show the sketch plan and asked if  
32 the Commission saw any needed changes.  
33

34 **Chairman Hannah** asked if there were any questions for Ms. Henderson  
35 from the Commissioners.  
36

37 **Matt Rembe** stated they worked with the adjacent neighbors and wouldn't be  
38 here if they hadn't gone through this process. And they were able to have  
39 complete approval from all but one, who is committed to being neutral.  
40

41 **Attorney Chappell** stated he had noticed only Mr. Michelson's name, who  
42 was a plaintiff in the prior litigation was there and asked if there was anyone  
43 else who was a plaintiff included in this process.  
44

45 **Matt Rembe** stated no. They did not include those people it's been done as a  
46 community process, but they did receive all notices within a mile radius.  
47

48 **Attorney Chappell** asked everyone?  
49

50 **Tim McDonough** stated everyone within a 400-foot area as per ordinance.  
51

1 **Matt Rembe** stated that it was a problem as who to engage. And the way  
2 they have been operating has been minimal or no impact on the adjacent  
3 neighbors that was who they needed to engage.  
4

5 **Chairman Hannah** recognized Commissioner Seligman.  
6

7 **Commissioner Seligman** asked Attorney Chappell if he could give a little  
8 background on the prior litigation.  
9

10 **Matt Rembe** stated he didn't want to dwell on that it is almost irrelevant at  
11 this point. Early in 1999 they came in with a proposal that included  
12 commercial activity and included a zone change. Ultimately the settlement  
13 was to go ahead and do business in a much scaled back version with a lot of  
14 restrictions until 2006. Then they came back in 2007 and some changes were  
15 made. So the last eight (8) to ten (10) years it has run smoothly with no  
16 contentions.  
17

18 **Commissioner Seligman** thanked Mr. Rembe.  
19

20 **Chairman Hannah** asked if there any more questions from the  
21 Commissioners.  
22

23 **Attorney Chappell** stated if anyone wanted to see a copy of the settlement  
24 he had one with him.  
25

26 **Penny Rembe** 4903 Rio Grande Blvd. NW thanked the Commission for  
27 hearing this and stated that they can't be successful with the community  
28 support. So they've come to ask their help. Then again thanked them fro  
29 listening and supporting them in the past.  
30

31 **Chairman Hannah** asked if there any questions from the Commissioners  
32 then asked if there was anyone in the audience who wished to speak in favor  
33 of the application.  
34

35 **J.T. Michelson** 5501 Rio Grande Blvd. NW stated he lives on the property to  
36 the north of Los Poblanos. In 2007 he came in to support the Rembe's stating  
37 they had been good neighbors and the conditions that were put in place were  
38 reasonable. The plan they have makes sense in preserving the open space.  
39 It has become the most beautiful spot in the Village. The Rembe's have  
40 proved they are good stewards. And with the conditions that are in place  
41 even if it changes ownership everything would stay in place.  
42

43 **Chairman Hannah** asked if there any questions from the Commissioners. He  
44 then asked if there was anyone else who wanted to speak in favor of the  
45 application. Seeing none he then asked if there was anyone who wanted to  
46 speak against the application. Then he closed the floor for public comment  
47 and asked if there was a motion.  
48

49 **MOTION: Commissioner Craig** move for approval of the amendment of  
50 conditions to the Board of Trustees for the Los Poblanos Inn and Cultural  
51 Center as requested by the applicant.

1                   **FINDINGS:**  
2

3                   Master Plan 4.02 Overall Village Goals: The goal is to reflect a village  
4                   character through:

- 5                   • Continued agricultural uses, including animal husbandry  
6                   • Preservation of historic or archeologically significant building and  
7                   features

8  
9                   1. Master Plan Overall Village Goals,1.2.3: The goal is to plan for the  
10                  future of the area based upon its three major corridors: Rio Grande  
11                  Boulevard, Guadalupe Trail and Fourth Street; to preserve the  
12                  unique character of each and to maintain and enhance the richness  
13                  of architectural and land use types with a range appropriate to  
14                  village scale.

15  
16                  2. Master Plan 5.2. Historic and Cultural Goal: The Goal is to  
17                  recognize and preserve Village history and culture and their  
18                  importance within the Rio Grande Valley.

19  
20                  3. Master Plan 5.2.1. Objectives  
21                  • Identify significant historic features, buildings, lot patterns and  
22                  ditches.  
23                  • Develop a sustainability plan with political action steps for  
24                  preservation of significant historical and cultural properties and  
25                  archaeological sites.

26  
27                  4. Master Plan 5.2.2. Policies and Actions  
28                  Policy A: In all planning actions, give high priority to the  
29                  preservation of historic structures, buildings, national and state  
30                  designated properties, and natural features such as trees, irrigation  
31                  ditches and roadways.  
32                  Policy C: Give consideration to those historical sites registered  
33                  with the National and State Historical Preservation Offices – Los  
34                  Poblanos Ranch, Los Poblanos Inn and Cultural Center, and  
35                  individual houses on the registries - in order to assist in preserving  
36                  the existing uses, conditions and character of each.

37  
38                  5. Master Plan 3.1.1. Agricultural Goal: In recognition of the  
39                  importance of agriculture to the history and character of this valley  
40                  area, and in recognition of a limited and diminishing amount of land  
41                  suitable for agricultural uses, a primary goal of the Village is to  
42                  encourage agriculture.

43  
44                  6. Master Plan 3.1.2. Objectives:  
45                  • Promote small scale sustainable agriculture

46  
47                  7. Master Plan 3.1.3. Policies and Actions  
48                  Policy A: In any action affecting land use, the Village shall consider  
49                  agriculture, including livestock raising, vegetation and open

1 expenses, the most important factors that maintain village  
2 character and atmosphere.

3  
4 8. The Village Code recognizes SU-1 as a zone within the Village of  
5 Los Ranchos.

6  
7 9. This Special Use Zone sustains the original use of the property,  
8 whereby the proposed cluster housing is in conflict with the  
9 continued use and preservation of a significant historic building, so  
10 declared on the national register of historic places.

11  
12 10. Economic viability is essential to be able to sustain and preserve  
13 this historic and agricultural property, less restrictive conditions will  
14 assist in economic viability.

15  
16 11. The Court Order was fulfilled as of January 2006 allowing  
17 conditions to be changed at this time.

18  
19 **Chairman Hannah** asked if there was a second.

20  
21 **SECOND: Commissioner Seligman** seconded the motion.

22  
23 **Chairman Hannah** stated they are now open for discussion and comments  
24 from the Commission. Then recognized Commissioner Craig.

25  
26 **Commissioner Craig** stated he would like to thank the Rembe's for what  
27 they have done with Los Poblanos. It's an incredible historic site not only for  
28 the Village, but the state as well. It amazed him the more he has visited it  
29 and personally thanks them for what the Rembe's have done.

30  
31 **Chairman Hannah** recognized Commissioner Seligman.

32  
33 **Commissioner Seligman** stated it's beautifully designed and a great use  
34 of the land and is she is very impressed with the plan.

35  
36 **Chairman Hannah** recognized Commissioner Brawley

37  
38 **Commissioner Brawley** stated he had a couple of concerns one was H-9  
39 the lighting. He addressed the lighting explaining that lighting at eye level  
40 and below with much lower wattage gave a better sense of security. He  
41 urged them to investigate that carefully along with the 100-watt limit. He  
42 thinks they need to be very careful choosing that so that they don't  
43 overwhelm the neighborhood. The Commission has been reviewing a  
44 number of cases on lighting. And as dark as the Village is historically light  
45 travels a long way. As for his other concern J-Open Space #3 that would  
46 benefit with a definition of what they mean by agricultural buildings.

47  
48 **Susan Henderson** stated they could easily amend that with a statement of  
49 square footage. Then pointed out the different garden sheds that are on the  
50 plan. Explaining that organic and non-organic tools have to be kept  
51 separate. Then addressed the lighting and that the higher wattage is

1 because of the pool. State code requires lights at a higher wattage. The  
2 pool is not open at night, but it is installed.

3  
4 **Commissioner Brawley** stated he thinks they can go with an alternative  
5 design by putting in more foot-candles in the near ground level than high  
6 overhead.

7  
8 **Susan Henderson** concurred that was a good point and could easily be  
9 addressed. But, is it H-3 that is the greatest concern to Commissioner  
10 Brawley?

11  
12 **Commissioner Brawley** states the assumption is for safety and security  
13 that is related to taller and taller poles. Different universities and colleges  
14 have reduced the height because it's been shown to be counter-productive  
15 to have larger wattage at higher elevations. Automobiles on I-25 are not  
16 included. It's all a safety and security question.

17  
18 **Susan Henderson** stated to the end to preserve the rural landscape the  
19 guest come there because of that and called on Matt Rembe.

20  
21 **Matt Rembe** stated it all comes down to the Dark Skies Ordinance and they  
22 will adhere to that. Is there anything Commissioner Brawley can  
23 recommend that they can put in here as a correction?

24  
25 **Commissioner Brawley** stated he didn't want to design it, but there are  
26 resources they can go to that are specific to lighting. His reaction was the  
27 concern you have for your clientele and how would you do that. One way is  
28 lower wattage at eye level, which makes them feel safer than flood lighting.  
29 What he suggests as a condition is to keep the lighting as low as possible,  
30 but pay particular attention to security.

31  
32 **Matt Rembe** stated he disagrees with him there that tall lighting is more  
33 cost effective.

34  
35 **Commissioner Brawley** stated careful design goes a long way to keeping  
36 costs down and effectiveness of the lighting go up.

37  
38 **Chairman Hannah** stated on the same issue they've had a number of  
39 applications that the wording is so general that the next owner could come  
40 in and put in a large horse facility and it would be legal because of the  
41 wording. They like what they see, but to be sure that what they approve  
42 here does not unintentionally include things that they wouldn't want.

43  
44 **Matt Rembe** stated one of the things protecting that is the land trusts. They  
45 define and dictate what they can and cannot do with sheds and agricultural  
46 buildings. Should we define agricultural building in this sentence? The site  
47 plan will dictate where they go. He would put agricultural buildings defined  
48 as corrals, sheds, or in-ground greenhouses.

49  
50 **Commissioner Brawley** stated he didn't think they needed the word in-  
51 ground just greenhouses.

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**Chairman Hannah** recognized Commissioner Craig.

**Commissioner Craig** asked Attorney Chappell since this is a SU-1 don't they have to come before the Commission and Board of Trustees to approve any building.

**Attorney Chappell** stated the SU-1 zone in of itself this in essence becomes a zoning ordinance. So anything that can be done with in context of the language they adopt does not have to be amended. That's why it's important that the language is narrow enough so something outside of it does not occur. Anything they can do with the general description is approved and odes not come back. If the zoning permits it the building permit is legal. So they have to get the wording right. So they know exactly what is going to happen.

**Susan Henderson** clarified that the conditions are set so it is a new building it would have to come back to them. If it is not on the plan the Commission has to approve it. So it does give some coverage.

**Chairman Hannah** asked if Attorney wanted to respond.

**Attorney Chappell** state if they come back with a new Master Plan and it is in compliance with the zoning ordinance then they have to approve it. So the control is the zoning ordinance. They can control locations with the Master Plan, but if it complies with the zoning then technically they have to approve it. So the zoning ordinance is still the critical thing here.

**Susan Henderson** stated so with Mr. Rembe's recommendation they add language to that sentence that says define agricultural building as corrals, sheds, and greenhouses is that broad enough.

**Matt Rembe** stated that sheds are for tools maybe animal husbandry. Let's put corrals, tool sheds and greenhouses.

**Susan Henderson** pointed out the live stock shed is not a tool shed.

**Matt Rembe** stated it's a tool shed too.

**Susan Henderson** stated it also houses livestock.

**Matt Rembe** stated next to corral put coops.

**Chairman Hannah** asked Mr. Rembe to come to the microphone so his statements can make it into the record.

**Matt Rembe** said how about corrals, animal shelters, and storage sheds, and greenhouses.

**Commissioner Craig** stated no horses.

1           **Attorney Chappell** stated maybe they need to fine-tune this. He has a  
2 property in Texas and next-door is a greenhouse that raises hydroponic  
3 tomatoes that's 40 acres under roof. They need to work on specific  
4 wording.

5  
6           **Chairman Hannah** stated that since tonight they are not explicitly  
7 approving the SU ordinance. What they are doing is adding conditions that  
8 we recommend to the Board of Trustees including if and when they approve  
9 it. Is that correct Attorney Chappell?

10  
11           **Attorney Chappell** stated that conceptually they want to make specific  
12 changes and suggestions before it gets to the Board of Trustees. Make it  
13 more like a zoning ordinance as opposed to what they see as conditions in  
14 a SU zone. It is a SU-1 so it has to be complete onto itself.

15  
16           **Matt Rembe** stated that makes perfect sense.

17  
18           **Chairman Hannah** stated they can make a recommendation for further  
19 details for a concept zoning ordinance.

20  
21           **Chairman Hannah** recognized Commissioner Brawley.

22  
23           **Commissioner Brawley** stated how about a substitute for animal shelters  
24 and use barn, which might cover things like animals, chicken coops, and  
25 tool storage. Tool sheds; corrals, barns and can include not exceeding  
26 some specific square footage.

27  
28           **Chairman Hannah** asked if there were any more comments from the  
29 Commissioners then recognized Commissioner Tourville.

30  
31           **Commissioner Tourville** state they did a great job putting together this  
32 packet, It's incredible the way they run the place and they always do things  
33 with stewardship in mind and it's very commendable.

34  
35           **Chairman Hannah** asked if Commissioner Gollis had any comments. Then  
36 proceeded to make two minor comments. On Section E in the packet  
37 provided by staff there is a footnote added. That is not in the main  
38 document. Is that information for the Commissioners or is that intended to  
39 be part of the actual wording concerning the portals, which are in Item 4.

40  
41           **Tim McDonough** stated the footnote is in the actual document and during  
42 the changes it moved around.

43  
44           **Susan Henderson** clarified that footnote does belong under Item 4. Things  
45 got moved around and that failed to move.

46  
47           **Chairman Hannah** reiterated it is part of the main document and is under  
48 Item 4.

49  
50           **Susan Henderson** confirmed the statement.

1 **Chairman Hannah** thanked Ms. Henderson.  
2

3 **Tim McDonough** said so his statement is that they are separating part of  
4 the interior spaces. The history of that is the portals could not be opened if  
5 there was amplified music inside. So as you went through the changes this  
6 footnote was no longer applicable.  
7

8 **Susan Henderson** stated the issue is they are an integral part of the  
9 ballroom and two thirds of the events that are at La Quinta; the portals are  
10 part of the leased space. She really thinks they can't remove that they have  
11 to make it clear that's being considered an indoor event.  
12

13 **Matt Rembe** stated it really had to do with amplified music way out on the  
14 property versus integrated. Those portals have mini-speakers that play  
15 background music or for speeches. A lot of people give speeches during  
16 weddings and so it was one of the gray areas that is; is it indoor or outdoor.  
17 And they wanted clarification so they aren't breaking any conditions. They  
18 don't want amplified music on the property, but the portals are part of the  
19 building. They still have to meet decibel levels. So they wanted to have  
20 amplified music on those portals versus no amplified music outside the  
21 portals.  
22

23 **Chairman Hannah** stated so the footnote stays under Item 4. On the next  
24 page under F. Parking Item 3 and Item 4 conflict each other. He would  
25 recommend on Item 3, which includes Rio Grande Blvd. that there be a  
26 phrase that the end of it saying parking on Rio Grande Blvd., Rio Grande  
27 Lane, and Rio Grande Place not be permitted except as specified in Item 2-  
28 F.  
29

30 **Susan Henderson** stated that can be confusing, but if you look earlier Item  
31 3 and Item 4 are together in the final document and he is right that Item 3  
32 can say F-3 Parking on Rio Grande Lane, and Rio Grande Place are not  
33 permitted except on Rio Grande Blvd. shall be permitted during public  
34 events.  
35

36 **Chairman Hannah** stated he just wanted it clarified.  
37

38 **Susan Henderson** stated that was only during Lavender Fest.  
39

40 **Chairman Hannah** stated just combine Item 3 and Item 4 and put them  
41 together as one. That makes sense to him. He also wanted to add his  
42 comments on the history of the property. He remembers the issues that  
43 came about and the ideas they have now are marvelous. Very much in  
44 keeping with what the neighborhood wanted. Then he asked if there were  
45 any other comments. Seeing none he presumes this is a friendly  
46 amendment to the motion as modified at this meeting. Then asked if this  
47 was acceptable.  
48

49 **Commissioner Craig** stated yes.  
50

51 **Commissioner Seligman** stated yes.

1  
2 **Chairman Hannah** stated seeing the amendment passed, and there is no  
3 further discussion he called for a roll-call vote.  
4

5 **ROLL CALL VOTE:** Commissioner Craig yes. Commissioner Seligman yes.  
6 Commissioner Brawley yes. Commissioner Tourville yes. Commissioner  
7 Gollis yes. And Commissioner Hannah yes. The motion carried unanimously  
8 (6-0).  
9

10 **Chairman Hannah** stated let the record show that ACA-14-02 A request by  
11 Matthew Rembe for an Amendment to the Conditions of Approval for the Los  
12 Poblanos Inn and Cultural Center, Cluster Housing and Open Space SU-1  
13 Zone. The property is located at 4803 Rio Grande Blvd. and is legally known  
14 as Plat of Tracts A2A and A3A, a replat of Tracts A2 and A3, Lands of Albert  
15 Simms II, Village of Los Ranchos de Albuquerque, New Mexico, December  
16 1998. The property contains 20.5874 acres, more or less. Is now formally  
17 closed.  
18

19 **5. OLD BUSINESS—NONE**

20  
21 **6. NEW BUSINESS--NONE**

22  
23 **7. REPORTS**

24  
25 **A. PLANNING DEPARTMENT REPORT**

26  
27 **Chairman Hannah** asked Planner McDonough for the planning department report.  
28

29 **Planner McDonough** gave his report on the following:  
30

- 31 • Storm water permit.
- 32 • Building permits have been busy with two new residences.
- 33 • Business registrations are now due.
- 34 • A conflict resolution workshop he attended.
- 35 • Sewer connections that were litigated and have tied into the sewer.
- 36 • 4<sup>th</sup> Street Public Meeting.

37  
38 **Chairman Hannah** asked if there any questions on the report. There were none.  
39

40 **9. COMMISSIONER’S INFORMAL DISCUSSION**

41  
42 **Chairman Hannah** asked if there were any informal discussion from the  
43 Commissioners. There were none.  
44

45 **10. ADJOURNMENT**

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47 **Chairman Hannah** asked for a motion for adjournment.  
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49 **MOTION: Commissioner Brawley** motioned to adjourn the meeting at 8:27 p.m.

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**SECOND: Commissioner Tourville** seconded the motion.

**VOTE:** the motion carried unanimously (6-0).

**APPROVED by the Planning and Zoning Commission of the Village Los Ranchos de Albuquerque this \_\_\_\_\_ day of \_\_\_\_\_, 2015.**

**ATTEST:**

\_\_\_\_\_  
Secretary  
Planning and Zoning Commission