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MINUTES
VILLAGE OF LOS RANCHOS
Planning & Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
August 8, 2017

8 **Present:**

9 **Staff:**

10 **Administrator:** Kelly Ward

Attorney: Bill Chappell

11 **Planning Staff:** Tim McDonough, Director

12
13 **1. CALL TO ORDER – Chairman Brawley** called the meeting to order at 7:02 p.m.

14
15 **A. ROLL CALL-** Commissioner Riccobene, Commissioner Eby, Commissioner
16 Brawley, Commissioner Phillips, Commissioner Pacheco, Commissioner Tourville,
17 Commissioner Craig was excused.

18
19 **Chairman Brawley** stated there was a quorum present.

20
21 **B. APPROVAL OF THE AGENDA**

22
23 **Chairman Brawley** asked Planner McDonough if there were any changes to the
24 agenda.

25
26 **Planner McDonough** stated that there were no changes.

27
28 **Chairman Brawley** asked if there was a motion to approve the agenda.

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30 **MOTION: Commissioner Riccobene** moved to approve the agenda

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32 **SECOND: Commissioner Eby** seconded the motion.

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

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36 **2. PUBLIC COMMENT PERIOD**

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38 **SPEAKERS:**

39 **Camille Varoz**, 427 El Paraiso Road NW, Los Ranchos.

40 **Diana Clark**, 601 El Paraiso Road NW, Los Ranchos.

41 **Unknown Male speaker.**

42 **Mayor Larry Abraham**, Rio Grande Blvd NW, Los Ranchos

43 **Roy Hamil**, 727 El Alhambra Circle NW, Los Ranchos.

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45 The first three public comments were about the property on the corner of Guadalupe
46 Trail and Chavez (6535 Guadalupe Trail NW). A flyer was given out stating that there
47 would be a meeting about this property tonight at this meeting. Planner McDonough
48 stated that this was false information and there had been no requests about the
49 property. Mayor Abraham spoke on the irresponsible information that was being

1 circulated, noting that there was no property tax that supported the Village and the 1
2 mil levy was to pay for open space, and stated that if everyone in the hall was for
3 keeping more open space then they should get a committee together and petition the
4 Village to put it on the ballot in March 2018 for another mil levy to buy up the property
5 for open space. The last speaker talked about the dark skies ordinance and how it
6 needs to be enforced in his area. Planner McDonough stated that they would do that,
7 but for them to realize they were a small staff and they tried mainly enforcement by
8 giving out information and educate people on the ordinance. At this time Chairman
9 Brawley closed the comment period.

10 11 12 **3. CONSENT AGENDA**

13 14 **A. Minutes of the July 11, 2017 regular meeting.**

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16 **Chairman Brawley** noted that there was a correction to be made. Karen
17 Christensen is to be listed as a speaker regarding the discussion on the 2020
18 Master Plan.

19
20 **Chairman Brawley** asked if there were any more corrections or comments.
21 Seeing none he called for a motion.

22
23 **MOTION: Commissioner Phillips** moved to approve the minutes as amended.

24
25 **SECOND: Commissioner** seconded the motion.

26
27 **VOTE:** the motion carried unanimously (6-0).

28 29 **4. PUBLIC HEARINGS AND APPLICATIONS**

30
31 **Attorney Chappell** swore in those of the audience present who would be speaking
32 before the Commission.

- 33
34 **A. DR-17-01** An appeal of Planning and Zoning Director's decision regarding a zone
35 review permit to build a new home on the southerly portion of 918 La Senda Lane,
36 a residential lot with an area of .868 acres more or less. The property is legally
37 known as 918 Las Senda Lane and consists of two parcels, the northerly portion
38 being Lot 2 of the La Senda Subdivision, Section 20, T11N, R3E, containing .498
39 acres more or less; and the southerly portion of the lot, which is Lot 0002 Lands of
40 E and R Sanchez a Replat of Tract 65 MRGCD, Map 25, Section 20, T11N, R3E,
41 containing .38 acres more or less. The two parcels together total .868 acres.

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43 **Chairman Brawley** asked Planner McDonough for his report.

44
45 **Planner McDonough** gave his report stating this was an appeal of his decision
46 regarding a zone review permit to build a new home on a .38-acre lot.

47
48 **Chairman Brawley** asked if there were any questions for Planner McDonough.
49 Seeing none he then asked the applicant to approach the podium and state his
50 name and address for the record.
51

1 **Speakers for the discussion**

2 **Wade Wingfield** 119 Todos Juntos, Corrales, NM

3 **Jonathan Price** 918 La Senda Lane NW, Los Ranchos, NM

4 **Jim Strozier** 302 8th Street NW, Albuquerque, NM

5 **Tim McNaney**, 316 Nuevo Hacienda NW, Los Ranchos, NM

6 **Camille Varoz**, 427 El Paraiso NW, Los Ranchos, NM

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8 Discussion was about reasons why the owner wanted to build a separate house
9 and how the builder followed all the ordinance requirements to design the house.
10 To then find out that it was denied because of an intention that never happened.
11 The argument was that although there was a letter in the files of the subdivision, it
12 was never recorded, the replat never noted what the intention was, and the owners
13 bought the property without being told about the letter of intent. And how the lot
14 was a legal lot of record. Questions were asked about what a title company would
15 consider this property. Attorney Chappell stated that the minutes were public
16 record and can set conditions and do not have to be recorded. There were
17 questions about when this plat was filed, which Ordinance took away the half-acre
18 designation and when was it was annexed into the Village.

19
20 **HOUSEKEEPING NOTE:** A short recess was called at 8:35 p.m. while the
21 ordinance was searched for and the meeting was resumed at 8:40 p.m.

22
23 There was a short discussion with the dates of annexation and when Ordinance
24 25 was enacted. Public discussion resumed with a statement that this would set a
25 precedence. After checking to see if there were anymore comments and not seeing
26 any. Chairman Brawley closed the discussion and called for a motion.

27
28 **MOTION: Commissioner Riccobene** moved to uphold the Planning Director's
29 decision and deny the appeal.

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31 **SECOND: Commissioner Pacheco** seconded the motion.

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

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36 **5. OLD BUSINESS**

37
38 **A. Discussion and Recommendations to the Board of Trustees of the Master**
39 **Plan Revisions**

40
41 **Speakers for the discussion:**

42 **Kay Beason**, 6429 El Caminito de Guadalupe NW, Los Ranchos

43 **Tim McNaney**, 316 Nuevo Hacienda Lane NW, Los Ranchos

44 **Jeff Robb**, 6507 Guadalupe Trail NW, Los Ranchos

45 **J.T. Michelson**, 5001 Rio Grande Blvd. NW, Los Ranchos

46 **Karen Christensen**, 701 El Alhambra Circle NW, Los Ranchos

47 **Roy Hamil**, 727 El Alhambra Circle NW, Los Ranchos

48 **Marcia Smiley**, 623 El Paraiso Road NW, Los Ranchos

49 **Marian Woodard**, 909 El Alhambra Circle NW, Los Ranchos

50 **Camille Varoz**, 427 El Paraiso Road NW, Los Ranchos

51 **Roxanne Nemcik** 4631 Los Poblanos Circle NW, Los Ranchos

1 Discussion was on how the Village was looking into ways to keep open space and
2 have more flexibility on how a subdivision is designed and encourage more
3 agriculture. Cluster housing would help preserve the agri-nature of the Village and
4 the Commission was encouraged to move forward. Future development details
5 would be fleshed out in the ordinances. There was a re-occurring theme that when
6 they came to doing an ordinance that they had to be cautious on the wording.
7 Questions were asked about how do they guarantee that the open spaces would
8 not get built up. There was concern that the density would increase and that one
9 acre lots needed to be kept. There were comments that when the 2030 Master
10 Plan was due, proper documentation needed to be presented on demographics so
11 that they can make informed decisions. It was noted that when the Roadrunner
12 Stables were developed they had promised open space and then developed the
13 open space anyway. There were requests to look out for the best interests of the
14 Village. There was a request to clarify the designation of formal designated trails
15 and informal acequia trails.
16

17 **Chairman Brawley** asked if there were any more comments and not seeing any
18 closed the discussion and called for a motion.
19

20 **MOTION: Commissioner Tourville** moved to recommend forwarding the
21 revisions to the Board of Trustees.
22

23 **SECOND: Commissioner Pacheco** seconded the motion.
24

25 **Chairman Brawley** asked if there were any conditions that the Commission wants
26 to add to the recommendation. Then called for a vote.
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28 **VOTE:** the motion carried unanimously (6-0).
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31 6. NEW BUSINESS

32 *There was no new business.*
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35 7. REPORTS

36 A. Planning Department Report

37 The department report included a 4th Street update, Attorney Chappell and Tim
38 worked on various Code revisions, Stormwater certification for both Tim and Keen.
39 And an announcement that Karlie Gedig would be moving back to her home town
40 of Anchorage, Alaska to work as a land use planner.
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44 8. COMMISSIONER'S INFORMAL DISCUSSION

45 Informal discussion included the information that the Master Plan is on the website it's not
46 that easy to find but it is there. Administrator Ward stated that they would correct that
47 problem on the website.
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50 9. ADJOURNMENT

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Chairman Brawley called for a motion for adjournment.

MOTION: Commissioner Tourville moved to adjourn the meeting at 10:08 p.m.

SECOND: Commissioner Pacheco seconded the motion.

VOTE: carried unanimously (6-0).

APPROVED by the **Planning and Zoning Commission of the Village of Los Ranchos de Albuquerque** this _____ day of _____, 2017.

ATTEST:

Tim Tourville, Secretary
Planning and Zoning Commission

NOT YET APPROVED BY P & Z COMMISSION