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MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
June 11, 2019
7:00 P.M.

Present:

Attorney: Nann Winter
Planning Staff: Tiffany Justice, Planner
Scribe: Jennifer Schilling

1. **CALL TO ORDER – Chairman Phillips** called the meeting to order at 7:01p.m.

A. ROLL CALL - Commissioner Phillips, Commissioner Pacheco, Commissioner Seavey, Commissioner Gay, Commissioner Eby. Commissioner Park was absent.

Chairman Phillips stated there was a quorum present for the meeting.

B. APPROVAL OF THE AGENDA

Chairman Phillips asked Planner Justice if there were any changes to the agenda.

Planner Justice stated that item 4C had been deferred until a complete application is been submitted, and that it should be heard in the July meeting.

MOTION: Commissioner Pacheco moved for approval of the agenda with the changes.

SECOND: Commissioner Gay seconded the motion.

VOTE: The motion carried unanimously (5-0).

2. **PUBLIC COMMENT PERIOD**

There were no public comments.

3. **CONSENT AGENDA**

A. APPROVAL OF CONSENT AGENDA

1. **Minutes of the Regular Meeting on May 14, 2019**

1 **Chairman Phillips** asked if there were any corrections or comments from the
2 Commissioners on the minutes of the May 14, 2019 meeting.

3
4 There were no corrections or comments made.

5
6 **MOTION: Commissioner Seavey** moved for approval of the minutes.

7
8 **SECOND: Commissioner Pacheco** seconded the motion.

9
10 **VOTE:** The motion carried unanimously (5-0).

11
12 **4. PUBLIC HEARINGS AND APPLICATIONS**

13
14 **Chairman Phillips** asked that all those who would be speaking, please stand
15 to be sworn in.

16
17 **Attorney Winter** swore in those in the audience who would be speaking before
18 the Commission.

19 **A. B&B #550** An application by Maria C. Montoya for a Bed and
20 Breakfast Permit as required by §9.2.25(E)(1), in the A-1 Zone of the
21 North Rio Grande Character Area. The property is located at 8650 Rio
22 Grande Blvd. NW and is legally known as Lot A1 Plat for Lands of Annie
23 Robertson Lots A-1, D1 and D2 within the Town of Alameda Grant,
24 projected Sections 16 and 17, T. 11 N., R. 3 E., NMPM Village of Los
25 Ranchos de Albuquerque, Bernalillo County, New Mexico, October 1996.
26 The property contains 1.6 acres more or less.

27 **Speakers for the discussion:**

28 **Christian Reedy (Father) 8642 Rio Grande Blvd.**

29 **Jacquelynn Reedy 8640 Rio Grande Blvd.**

30 **Christian Reedy (Son) 8650 Rio Grande Blvd.**

31 **Peter Driscoll 8716 Rio Grande Blvd.**

32 **Karen Driscoll 8716 Rio Grande Blvd.**

33 **Kristopher Houghton 8650 Rio Grande Blvd.**

34 **Maria Montoya 8650 Rio Grande Blvd.**

35 **Bill Shen 8646 Rio Grande Blvd.**

36 **Felicia Montoya 8921 4th Street**

37 **Cherie Montoya 1053 Camino de Bosque 87004**

38 **David Montoya 517 Pueblo Solano**

39
40 **Chairman Phillips** read the item description for 4A and asked Planner Justice
41 for the report.

42
43 **Planner Justice** gave the Planning and Zoning report with recommendation to
44 deny the request based on the request and the current ordinances stating that
45 guesthouses may not be rented. Approving changes to the conditions for a
46 guesthouse can set a precedent and such a policy decision should be
47 discussed by the Board of Trustees.
48

1 **Chairman Phillips** asked if there were any questions for Planner Justice from
2 the Commissioners.
3

4 **Commissioner Eby** asked that if this were a B&B attached to the home, or in
5 the home, if it would make a difference in the planning and zoning department's
6 recommendations.
7

8 **Planner Justice** addressed the primary concern was whether or not the area
9 is considered a guesthouse. One of the factors in making that distinction is if
10 the area has a kitchen, as most single-family residential homes only have one
11 kitchen. Unless, there is provision for an in-home care-taker or for use as a
12 guesthouse.
13

14 **Commissioner Eby** asked if the primary concern was that this is a guesthouse
15 and the restrictions for guesthouses are more restrictive than a bed and
16 breakfast?
17

18 **Planner Justice** replied that it is usually the intent that a bed and breakfast
19 would occur in the same single-family home as the property owner, requiring
20 the property owner to live in the same residence as the bed and breakfast. The
21 family could live in the guesthouse and rent the single-family dwelling unit;
22 however, the guesthouse explicitly cannot be rented.
23

24 **Commissioner Eby** asked if the department looks differently on traditional bed
25 and breakfasts vs. an Airbnb or VRBO.
26

27 **Planner Justice** stated that there is no policy specifically on Airbnb or VRBO's.
28 Primarily for a bed and breakfast the concern is that, while other bed and
29 breakfasts have owners that live in residence, often Airbnb's are not operated
30 by the property owner in residence; the owners operate the bed and breakfast
31 but live somewhere else. The primary concern is that they (Airbnb's) are not
32 usually listed as bed and breakfasts and are usually operated without a permit.
33 However, in this case, the owners have applied for a permit.
34

35 **Commissioner Eby** stated that the planning report recommends denial but
36 there was another page listing the findings for approval. She asked what that
37 was about.
38

39 **Planner Justice** replied that those were requirements for approval of a bed
40 and breakfast in general, so that page showed that the application meets those
41 requirements, except that the bed and breakfast would be operated from a
42 guesthouse, which is the concern because guesthouses cannot be rented.
43

44 **Chairman Phillips** asked if there were any further questions from the
45 Commissioners.
46

47 **Commissioner Gay** asked if this house was attached to the house that the
48 owners live in, would it then qualify to be allowed as a bed and breakfast?
49

1 **Planner Justice** stated that if the guesthouse were attached to the house as
2 an addition it could be used as a bed and breakfast, however an addition would
3 not have that extra kitchen, which would make it a guesthouse.
4

5 **Commissioner Gay** asked if the Planning and Zoning Director had
6 recommended remanding the issue to the Board of Trustees due to the
7 concern that approval could set up a precedent, and that currently there is not
8 have a clear direction on that. He asked if that is why it was submitted by
9 Planner McDonough to be denied, and if Planner Justice could speak on that.
10

11 **Planner Justice** stated that the reason behind that is a policy decision that
12 similar to variances, could set a precedent for future policy decisions because
13 this would go explicitly against the code, allowing guesthouses to be rented. It
14 would be a policy decision. The department recommended denial as this is
15 something that should be discussed by the Board of Trustees. Should this be
16 approved or denied, the decision can be appealed to the Board of Trustees for
17 their review and whether they would approve or remand it back.
18

19 **Commissioner Gay** asked then if the Board of Trustee is the only body
20 allowed to set policy.
21

22 **Planner Justice** replied yes.
23

24 **Commissioner Seavey** stated that changing the conditions of approval to
25 allow for short term rental of the guesthouse precipitated a second agenda item
26 tonight. He asked if Planner Justice could explain that.
27

28 **Planner Justice** explained that the first agenda item was for the bed and
29 breakfast, and the second concerned the conditional use from 2012 for the
30 guesthouse, which states that the guesthouse cannot be rented without explicit
31 permission from the Commission. With approval of this item, 4A, the
32 Commission would move on to agenda item 4B, which could then change
33 conditions of approval.
34

35 **Commissioner Seavey** summarized that if 4A was denied, then they would
36 not move on to 4B.
37

38 **Planner Justice** confirmed that is correct.
39

40 **Commissioner Pacheco** asked if the recommendation for denial was based
41 on the Village not having set regulations on what is now Airbnb and VRBO.
42 She stated that the Village obviously has rules and regulations as it relates to
43 guesthouses, but there was not anything in the code that addresses Airbnb
44 and VRBO. She asked if the conditions are what has produced the discussion.
45

46 **Planner Justice** stated that it was true that the Village does not have any
47 codes specific to Airbnb or VRBO, however if this were a bed and breakfast
48 not through Airbnb, and operated as a more traditional bed and breakfast, they
49 would still not be able to rent the guesthouse as part of that bed and breakfast.
50

1 **Chairman Phillips** asked Attorney Winter if there was anything more that she
2 could add to the discussion.
3

4 **Attorney Winter** responded no, that she thought Planner Justice had
5 explained the issue well. The discussion is a bit bigger than an Airbnb/VRBO
6 issue.
7

8 **Commissioner Eby** asked Attorney Winter if the only way this item can get to
9 the Board of Trustees is if it was denied at this meeting.
10

11 **Attorney Winter** replied that she believed the answer was yes.
12

13 **Chairman Phillips** asked if there are any other questions. Hearing none he
14 moved on to ask if the applicant is present.
15

16 **Kristopher Houghton** 8650 Rio Grande Blvd. stated that he is the applicant's
17 (Maria Montoya's) husband and spoke on her behalf. He discussed the
18 Village's ordinance, section 9.2.7, conditional uses, subsection C, to sub-
19 subsection 5, there is the topic of guesthouse/additional dwelling. He argued
20 that the ordinance already contemplates the use of a guesthouse as a rental
21 by stating the guesthouse can be rented if there is explicit permission to do so.
22 He said that this application would not set a precedent as the Village has
23 approved similar requests, one of which is about a quarter mile from their
24 house on Rio Grande, The Alameda House, which shares the same zoning
25 and character area. He discussed the reasons for the approval of the Alameda
26 House bed and breakfast and how the approval was in line with the 2020
27 Master Plan. He stated that the current ordinance is a really workable solution
28 to Airbnb's as it would give the Commission a chance to hear and read these
29 applications and consider them on a case by case basis, and then, if after a
30 year, it's not going well, they would have the authority to deny the renewal. So,
31 it really puts the Village in a good spot of testing these out, and it's worked out
32 for the Alameda House. He stated that the Alameda House is something that
33 the Village actually shares on the website. Addressing the application for the
34 Sweet Pea B&B, he explained that the Pea, or P.E.A. is the comprised of the
35 first initial of their children's names. He said that the bed and breakfast is good
36 for his family, that it will be managed as a family business, teaching their
37 children about stewardship and finances. He said that the kids will help clean
38 and maintain the property and the income will go to maintain the property as
39 well as the college accounts for the kids. The second point he made was that
40 the B&B is safe. He acknowledged that the neighbors have concerns about the
41 safety of Airbnb, and that guests are vetted and ranked. He said that the price
42 range for the Airbnb is in the \$100.00 range per night, which would ensure that
43 the people renting will be respectful of the property. Airbnb also has insurance
44 policy so if there is any damage, Airbnb stands by their contract with the
45 owners. He said that the Airbnb is good for the Village because they will pay
46 gross receipt taxes and would invite more people to the Village. He referenced
47 Maria Montoya's family's businesses throughout the Village, emphasizing local
48 business and that the Airbnb would add to that. He thanked the Village staff for
49 their manner in responding to information requests. He presents information
50 gathered through public information requests concerning other B&B's, namely
51 the Alameda House.

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Chairman Phillips asked if there were questions from the Commissioners.

Commissioner Gay asked if Mr. Houghton was an attorney or a family member.

Kristopher Houghton responded that yes, he is an attorney, but is also a family member and was at the meeting as family.

Commissioner Gay said that he did not see the information sited in the meeting packet, so he was not sure if the information was not submitted, or not submitted on time.

Kristopher Houghton asked if Commissioner Gay was referencing the ordinances?

Commissioner Gay said no, he was referencing the other application.

Kristopher Houghton stated he had copies of that for the Commissioners and that he understood that he could submit additional or supplemental evidence. He asked if he could go ahead and submit that information. He began to separate the packets of new information. There were some side comments that occurred at this point, including Attorney Winter's approval of submitting the information.

Commissioner Eby remarked that she had a problem about considering evidence after the packets had gone out because other people who may have had an interest to speak on these matters did not have access to the information.

Kristopher Houghton offered to leave a packet out for the audience and argued that, based on the process and Attorney Winter's approval of submitting the evidence, doing so was not in violation of the process.

Chairman Phillips deferred to Attorney Winter.

Attorney Winter stated that Mr. Houghton could tender his exhibit or evidence. He would have to substantiate it. If he did not substantiate it (who took the picture, what it means, what he thinks the document says) then the Commissioners would give it the weight they wanted to give it. But if he could not substantiate it... (Attorney Winter did not finish the sentence).

Chairman Phillips stated that this was a quasi-judicial role, just for everybody's edification. He asked if they were in a position where they could have handed the Commissioners the packets.

Kristopher Houghton replied yes; he had the packets to hand to the Commissioners. He stated that the documents were the Village's documents, received through the IPRA requests.

1 **Chairman Phillips** thanked Mr. Houghton and stated they would take a
2 moment to review the information. While that was happening, he asked if there
3 were any questions for the applicant. Due to the following questions the packet
4 was not yet handed to the Commissioners.
5

6 **Commissioner Eby** asked the applicant about the bed and breakfast having
7 been in operation before getting approval from the Village.
8

9 **Kristopher Houghton** stated that that is correct. He said there was some
10 confusion concerning the process. His wife (Maria Montoya) set up the Airbnb
11 and began to rent it. The Airbnb was operational for about two or three months
12 where they had approximately ten renters. He said he was estimating wildly,
13 but that's about what it was. Our neighbor, Christian Reedy, who we have a
14 good relationship with, called us and told us we needed to get approval for this.
15 At that point we ceased and have not rented it since. Of course, they have used
16 the guesthouse regularly for guests, and family and friends, but since that call
17 they had not rented the guesthouse at all.
18

19 **Commissioner Eby** asked if the applicants were unaware of the ordinance
20 that guesthouses cannot be rented.
21

22 **Kristopher Houghton** stated that they were confused by the process because
23 if you looked on Airbnb there are people all through the Village renting
24 guesthouses and main houses. He stated that his wife, initially when they
25 moved in, called the Village and got some direction that he did not think was
26 accurate. He stated that at that time somebody had told his wife that they were
27 aware of all the Airbnb's in the Village but were not interested in enforcing
28 them. He did not know who she had spoken to. He also pointed out that there
29 is another Airbnb that rents a guesthouse on Guadalupe and Chavez, the
30 Adobe Gardens. He stated that in his IPRA request on The Alameda House he
31 came across an email from the person doing inspections for the Village and
32 the Director of Planning and Zoning about Adobe Gardens having been
33 operational for years and years, out of compliance, and at that time they had
34 reached out to Adobe Gardens and invited them to apply. They were later
35 granted approval even after being out of compliance for years.
36

37 **Commissioner Eby** asked if the measurement from their house to the
38 guesthouse was accurate, about 500 feet.
39

40 **Kristopher Houghton** replied that he was not sure of the exact distance
41 between his house and the guesthouse. He addressed the satellite image and
42 stated that the guesthouse was close and under a minute walking time between
43 them.
44

45 **Commissioner Eby** stated that she gauges distance by feet in football-field-
46 distance. She asked if the distance between the structures was about 2 football
47 fields. A football field is 300 feet.
48

49 **Kristopher Houghton** stated that it is nowhere near that far.
50

51 **Commission Eby** asked a clarifying question, if the distance is not 500 feet.

1
2 **Kristopher Houghton** replied that he couldn't image it was that far but could
3 not give an exact figure. He stated that the property is 1.6 acres, and that the
4 property is not a really large property and they would see the guesthouse from
5 their house with nothing in between, so they can monitor people going in and
6 out of the guesthouse. He stated that they also have cameras on the
7 guesthouse that feed into their house, and cameras on their house facing in
8 many directions.
9

10 **Commission Phillips** thanked Mr. Houghton and said that at this time they
11 would receive the additional information packets for review.
12

13 **Commission Seavey** made a comment that he measured the distance
14 between the structures on Google Earth using his iPad, and that determined
15 the distance was about 400 feet.
16

17 **Commissioner Eby** remarked that it is more than a football field.
18

19 *There is a short period of no discussion as the Commissioners review the*
20 *information presented by Mr. Houghton.*
21

22 **Chairman Phillips** asked if that were all the information and if there was any
23 comment from the applicant. Mr. Houghton had no more information. Chairman
24 Phillips thanked Mr. Houghton for his presentation. He proceeded to ask if
25 there was anyone present who would have liked to speak in favor of this
26 application.
27

28 **David Montoya**, 517 Pueblo Solano Rd., east of 4th street, west of Guadalupe.
29 He discussed the Montoya's family, in which he is a member, and that he was
30 born in the Village, before Los Ranchos was incorporated. He stated his mom,
31 and his grandfather, and all his family have lived in the **village-Village**, and that
32 his wife's side has been in the Alameda Land Grant area since the 1740's. He
33 stated that these are the kind of people these ordinances were made for,
34 because what happened in the Village is that the Village has become sort of
35 exclusive and it's hard to make it work. He said that there are a lot of people
36 that are trying to make it work on their large properties, and there's a lot of
37 interest previously on the Board of maybe reducing the size of lots. At one time
38 there were three acre lots, then a change to one acre, and a push where
39 families can subdivide properties. He stated that the property in question has
40 not been in the family a long time, but that he had worked with previous Mayor
41 Alfredo Garcia to have the properties in the area discussed annexed into the
42 Village. The properties were annexed, but he said that none of those involved
43 in that process thought that annexing the properties into the Village would have
44 put limits on what owners could do with their properties. He compared the
45 county with the Village, that it is not that the **country county** is great but that
46 you hate to come into the Village and hear it's more restrictive, and therefore
47 better. But this is exactly what people are looking for, this kind of family
48 experience. We don't want to say "hey, you guys stay out" but rather "we want
49 to come in". The Village is getting old, like me, and young people are really
50 having trouble buying these properties and not making them work. He stated
51 that bed and breakfasts are already out there and if you opened up Airbnb you

1 would see them. He said that he doesn't think it was anyone's intention to trick
2 anyone, and he knows the neighbors, and everyone present. He said that the
3 Village needs to be an accepting, welcoming group. This is happening and if
4 we don't do something, because it's more and more difficult to live in the Village
5 on these large properties. He stated that this is what they are looking for, and
6 asked that the Commissioners would consider the approval of the application,
7 not because the Montoya's have been there a long time or because of their
8 record but because other bed and breakfasts have been allowed, and it's not
9 precedent setting.

10 **Chairman Phillips** addressed a member of the audience who had raised their
11 hand to speak, to come forward.

12
13
14 **Felicia Montoya**, 8921 4th Street NW, just outside Village limits. She stated
15 that she and her husband have been running an Airbnb out of a little casita
16 adjacent to their property for over two years. She spoke to running an Airbnb
17 and that they had been doing this for over two years, and every single guest
18 that has come to their Airbnb was amazing, and they had not had a single issue
19 with anyone. It has been families, people coming from Europe, sometimes
20 people coming for business. It's not like going to a hotel and people go and
21 trash the motel. People come with respect. In addition to Airbnb vetting anyone
22 on their system, you can't have a record and join Airbnb. She gave the example
23 that someone who is a pedophile is not allowed on Airbnb at all, period. In
24 addition to the Airbnb vetting, property owners can also vet their guests. She
25 gave an example of a shady-looking single man and how their family would not
26 rent out their casita to such a character. There's control on the renter and
27 they're not just going to let anyone come in. She said she thought that was the
28 concern of the neighbors, that they don't want someone crazy staying next to
29 them, someone they don't know. But if someone with a family is letting them
30 stay there, she stated she thinks it's okay. Ms. Montoya said that Airbnb has
31 worked really well for them and they live probably a mile away from the
32 applicants, but they live in the county so there are not the same restrictions.

33
34 **Chairman Phillips** thanked Ms. Montoya and invited anyone else who would
35 like to speak in favor of the application to approach the stand.

36
37 **Cherie Montoya**, 1053 Camino del Bosque, Bernalillo, NM. She stated that
38 she did not live in the Village but that she grew up in the Village and owns a
39 business just outside of the Village. Since she opened Farm & Table and La
40 Parada, she has worked with the Village for over 15 years, bringing commerce
41 and shoppers to the area. She started the Stop & Shop event about 15 years
42 ago and stated that the goal is for her, for her family, and with this new plan, is
43 to bring people in – inviting community in and being a community player with
44 the surrounding communities. She stated that they're the Village of Los
45 Ranchos and they have a lot to be proud of; beautiful spaces, the grower's
46 market, lots of families, restaurants, and antique shops. She asked, why
47 shouldn't we share this with our community? She said that her sister creating
48 the Airbnb is doing that; bringing people into the Village and celebrating what
49 we have here, adding to the economics of the Village. The more restrictions
50 we have the more the Village is saying "stay out, we don't have ordinances that
51 allow that, so we're just going to play it safe and not allow it". Many

1 communities outside of the Village, all over New Mexico, are allowing Airbnb.
2 It's big, it's good for the community, it allows commerce, it invites people in to
3 experience our little treasure here in the Village. She said that she thinks the
4 more outsiders we can bring in, the more they can celebrate the richness here,
5 the more diverse we can be and the more we can be community players. She
6 said she is in support of the application (of her sister). That her sister is a doctor
7 and her sister's husband is an attorney; they are very careful and conscious
8 about everything they do. Our family is really committed to this place, to each
9 other, to our neighbors, other business owners, and families. She stated that
10 the Village has allowed others and that her sister's bed and breakfast would
11 be a good one to allow. She thanked the Commissioners and concluded.
12

13 **Chairman Phillips** thanked Ms. Montoya. He asked if there is anyone else to
14 speak in favor. Seeing none, he asked if there is anyone present who would
15 like to speak in opposition to the application.
16

17 **Jacquelynn Reedy**, 8640 Rio Grande, she stated that she resides in the
18 original Annie Robertson house. She first wanted everyone to know that the
19 Montoya family is lovely, and this wasn't the Hatfield's and McCoy's here, this
20 was just differences of opinion and she had some concerns. She stated that
21 she is a police officer, outside of this jurisdiction, and that she disagreed with
22 the Montoya's in the fact that she wants to keep people out. She recalled that
23 the Montoya's talked about their family dynamic; I live between my parents and
24 my brother and his family. By allowing an Airbnb in, we're basically moving
25 strangers on a weekly, monthly, whatever-it-is basis, directly into our family
26 dynamic. That's where the differences lie. Of course, Airbnb's are a thing that
27 have risen with advances in technology, and I see all sides of it, but this is
28 mine. She asked the Commissioners to look at the map to see that the two
29 closest houses to the guesthouse are her home and her brother's home. The
30 home was rented outside the Commission's approval for a short time, and in
31 that short time they did have some minimal problems, nothing grandiose or
32 anything, but they did have problems. She stated, that she had a friend who
33 she allowed to store his horse in her barn and corral, [the guests] got curious
34 during the day and walked onto Ms. Reedy's property to look. She stopped
35 them and said, "oh can you..." and they were very kind, but still there had been
36 wandering of people onto the property. She stated that they do live with their
37 alfalfa fields there and the ditch separates the Reedy's from the leased land of
38 Mr. Montoya; that is not public land, that is our land, private land. Yes, there
39 are irrigation rights, but for irrigation only, that's not a catwalk to walking trails,
40 that's private property, that's Reedy property. She continued, saying those are
41 my issues, obviously the proximity to that home to my home is much smaller
42 than the guesthouse to the Montoya's home. It's also on a shared road. We do
43 have a road agreement between the lands; it's not their road, it's a community
44 road, and that's where we have a traffic problem, road maintenance and stuff
45 like that. I know that the Montoya sister said that Airbnb vets the renter, but it
46 doesn't vet the renter's guests that come. Call me jaded but I am a police
47 officer, I break up parties at hotels, and Airbnb's, I break up these things, so
48 of course I'm a little more sensitive to things I bring into my environment. I did
49 own a home in Rio Rancho, and I did move because ownership started going
50 down and rentals started going up, came a lot of problems. My fear is that, sure
51 it's been done, but we're on the brink of opening Pandora's Box here; there are

1 a lot of people who have guest homes. Where do we start limiting this? Can I
2 put tiny-homes that I can get from Home Depot all over my property and start
3 renting them out? Where is the line? I respectfully disagree, the thing that
4 makes the Village lovely to me and why I made the necessary sacrifices to
5 move down here is I love not having strangers, I love coming home and it's my
6 close neighbors and my family. I don't want to see that get lost because then
7 we turn into everything else. I don't want to be everything else. I love having
8 the quietness and the quaintness of home, and I fear that this B&B, this rental,
9 this property being rented is going to disrupt, on the grand scale what makes
10 the Village incredible, and on the small scale, it's coming into our world and
11 those are my issues. Ms. Reedy thanked the Commissioners for hearing her
12 out and reiterates that this is not a personal issue but an issue of different
13 opinions on how they want to live. She asked that the application be denied.
14

15 **Chairman Phillips** thanked Ms. Reedy and asks who is next to speak.
16

17 **Christian Reedy (Father)** 8642 Rio Grande Blvd. He pointed out his home on
18 the projected map, where he stated he has lived for over 20-years now. He
19 addressed the ordinance that states a guesthouse cannot have a garage, but
20 this guesthouse in question does have a garage. When this happened, the
21 Reedy's addressed the previous homeowner about the garage. He said he
22 thinks the previous owner must have badgered the Village to such an extent
23 they allowed the garage. He stated that they let it go, pick-your-battles, and
24 moved on from the situation. Additionally, if you look at the lot, it's a large J-
25 shaped lot, he stated that he believes the guesthouse is even further from the
26 main house than what was measured by Commissioner Seavey. The lot goes
27 to a very narrow point, less than 50 feet wide, which he states is less than
28 Village specifications for width, so there have already been exceptions made
29 there. As my daughter pointed out, logistically, it is much closer to us than to
30 the Montoya's. It's tucked way back into the corner of the property. They
31 promote views and open and quiet space, but essentially what they're selling
32 out is the neighborhood, they're selling out ... you know the views are not
33 theirs. If you look at their posting, with all due respect, they said they did this
34 for a couple months, but you can see a review that was made in October of
35 last year. We turned a blind-eye, we want to be good neighbors and the
36 Montoya's are a wonderful family. There were a couple incidences that began
37 to happen. He explained a morning in which he was loading expensive tools
38 into his truck on a Saturday while a guest from the Airbnb observed, after
39 saying good morning. Mr. Reedy expressed uncomfot in that situation
40 because the guest was a total stranger watching Mr. Reedy load thousands of
41 dollars-worth of tools into his truck and watching him drive away. Another time
42 when guests were wandering onto their property, there were guests at the
43 property in which one car kept driving in and out. He stated that he noticed the
44 Montoya's were gone that weekend, and therefore they were oblivious to what
45 was going on. That's when we made the first complaint, when we called them
46 and spoke neighbor to neighbor. The posting remained, but they modified it
47 and said that they had spoken to the Village. It remained and additional renting
48 occurred. That's when we called the Village and ended up here, after our
49 second pursuit of this issue. We do have concerns; Airbnb may vet the person
50 signing the contract but that night there were several guests and there's no
51 way on earth anybody could be vetting all these people. My grandchildren,

1 logistically, are the closest people to that house, and I have concerns about
2 what people might be coming in. The Montoya's mentioned \$100.00 a night,
3 that's not in competition with the Ritz Carlton or the Marriott, that's in
4 competition with Motel 6 and I think the clientele is going to be the same, not
5 to put an economic thing on it, but I don't think that guarantees they're dealing
6 with high-class people. He referred to an event that was in the news about
7 Airbnb guests catching a neighbor's car on fire in Albuquerque, stating that
8 those types of things happen, they can get out of control. He stated that the
9 Montoya's are gone frequently, as they are busy people, and can't be
10 consistently monitoring what goes on there. In regard to the road, it is a private
11 drive that we all have to maintain. Until recently, there has been no
12 maintenance on the road; it's in very good condition, but with the increased
13 traffic it will need it. Just a few days ago they had a maintenance crew in there
14 cleaning the yard; the grass had gotten quite high. They had professionals
15 cleaning it. In addition to the guests, there's a lot of people in there cleaning,
16 and maintenance and all those types of things that go on. There's a lot of
17 additional traffic, etc. He stated that the property taxes here are a little on the
18 high side, we pay a lot in this area for peace and privacy and we feel that it's a
19 great bargain, but we don't want to be selling that out at Motel 6 rates. He said
20 he thinks this will set a bad precedent, and if there are other things going on in
21 the Village, it clearly says that you cannot rent the guesthouse without approval
22 of this Commission. I think this Commission has the power to then deny that
23 and that is obviously what we would like. Just to keep the peace and tranquility,
24 we've been there for 20 years, and we think it greatly disturbs us, and it affects
25 us more than it does them. He said that financial gain is not a good enough
26 reason for the application.

27
28 **Chairman Phillips** thanked Mr. Reedy and invited anyone else in opposition
29 to speak.

30
31 **Bill Shen**, 8646 Rio Grande Blvd., directly south of the Montoya's main house.
32 He has been in his residence for 17 years and also has a detached
33 guesthouse. He stated that when he moved in someone had expressed that
34 yes, he had a guesthouse but that it could not be rented. After 17 years he said
35 he is well aware that guesthouses only have about 25% occupancy- 75% of
36 the time it's not really being used. He states he understands the temptation,
37 that it would be lovely to rent this thing out, but I am bound by that conditional
38 use, so I never violated that. He discussed how the previous owner built the
39 guesthouse way out at the end of the property, referring to the map he stated
40 that the shape of the property is J-shaped, and at the time it was built he
41 expressed thinking that it was odd and would have thought as a guesthouse
42 they would want to be closer and so thought that the owners were perhaps
43 planning on turning the guesthouse into a rental property. The Shen's did not
44 want a rental property there. Concerning this he stated that the previous
45 Planning and Zoning Director, Linda Seebach, ensured the Shen's that the
46 property was bound by the same conditional use and would not be used as a
47 rental property. He stated that his concern was not about the Airbnb issue or
48 people following the right rules and regulations, or about not being happy about
49 strangers coming in, but about there being a well-regulated process, which
50 assured the neighbors that the guesthouse would not be a rental property and
51 then turn around and make it into a rental property. Mr. Shen expressed that

1 he felt this was a bait and switch, like a backdoor for multiple dwellings. Set up
2 a guesthouse, get it approved, and then switch around and make it into a rental
3 property: he said it seems like a trick. He stated that if the Commission
4 approves the application tonight, tomorrow he will beat a path to the Planning
5 and Zoning people to have his guesthouse approved as a rental property. He
6 stated that this is the precedent the Planning and Zoning department is
7 concerned with. There are a lot of guesthouses up and down this valley. His
8 concern was that these single family lots will become multi-family lots.
9

10 **Chairman Phillips** thanked Mr. Shen and invited others to speak in opposition.
11

12 **Christian Reedy (son)**, 8650 Rio Grande Blvd. He stated that he has the
13 closest house to the Montoya's guesthouse, pointing it out on the map. He said
14 that his family already discussed many of his concerns and would discuss
15 additional concerns. As they mentioned the Montoya's are turning the
16 guesthouse into a business. When he developed his property there was not a
17 business there and he says this is a problem. He stated that this is not a place
18 where a business should be run. He argued that there are added security
19 issues, that guests have come to their house knocking on the door with
20 questions. The Airbnb was advertised as being within walking distance from
21 walking trails and so that goes through his property. He discussed issues he
22 has had of people stealing things right out of the backyard, via access from the
23 ditch. Having more activity and more people wandering back there doesn't
24 seem like a good idea. As far as the screening of these people, he questioned
25 how much screening is happening with applicants. He said that he is sure that
26 99% of the people are fine, but that 1%, the once-in-a-while people are the
27 concern. He stated he doesn't want there to be someone crazy 100-feet from
28 his house. For those reasons and for the ones listed before, he urged the
29 Commission to deny the request.
30

31 **Chairman Phillips** thanked Mr. Reedy and again asked for other speakers in
32 opposition of the application.
33

34 **Karen Blatz Driscoll**, 8716 Rio Grande. She pointed to where on the map,
35 roughly, her residence is located. She described the neighborhood as a very
36 lovely area. She stated that this is the first-time meeting Montoya's and while
37 this is an unusual way to meet them, she said she is delighted to have them as
38 part of the neighborhood and was sympathetic to them because they bought a
39 property that had this weird guesthouse on it that they did not design, that they
40 did not build, and they're probably trying to figure out what to do with it. The
41 problem is that what they want to do disrupts the area they enjoy. She
42 discussed that she and her husband are physicians and she does understand
43 how busy their careers are. She stated that since the family moved in, while
44 everyone has said that they are a great family, the Montoya's haven't been
45 there much. She mentioned dead trees along the property and that she does
46 not see a lot of energy put into the property or the bed and breakfast. She
47 stated that she is delighted to have them as neighbors but did not think they
48 are acknowledging how the plan disrupts their neighborhood.
49

50 **Peter Driscoll**, 8716 Rio Grande. He asked if the map could be zoomed in and
51 pointed out the guesthouse saying that it had already had many exceptions in

1 its construction, but that the condition of not renting would be upheld. He stated
2 that the rental of the guesthouse impacts them because, despite driving up a
3 little way, their house is still closer to the guesthouse than the Montoya's main
4 house. He stated that one of the main issues is the large distance from the
5 Montoya's main house and the guesthouse, and that it's right in the face of the
6 Reedy family, and in theirs because there is not fence dividing their property
7 from the driveway. He stated that creating a commercial use in the middle of
8 their residential community is against the Village rules. He argued against any
9 changes.

10 **Chairman Phillips** thanked Mr. Driscoll. He asked if there are any more
11 comments in opposition. Seeing none he asked the applicant if they would like
12 to respond to any of the comments.
13

14
15 **Kristopher Houghton**, responding to the timeline, he said there was an
16 allegation that they had continued to rent the Airbnb after the complaint and
17 that this was inaccurate. He stated that they ceased renting the Airbnb, which
18 would be reflected if Airbnb records were requested. However, they continued
19 using the guesthouse within the approved uses, for family and friends. He
20 explained that he had a cousin and his cousin's band stay in the guesthouse.
21 At this time Mr. Reedy filed the complaint with the Village that they were still
22 renting the guesthouse – we weren't. What's telling though is that the Reedy's
23 and our neighbors don't want us to use the guesthouse. The guesthouse has
24 already been approved by this body; it's been built. We purchased this property
25 with the guesthouse on it. If we wanted friends there or family there any day of
26 the week, we could have them. We just can't, according to the ordinance,
27 without your permission, rent it. In terms of usage of the property, whether or
28 not you approve our application, we'll continue to use the guesthouse for family
29 and friends. The neighbors will still be unhappy because they won't know the
30 people who are coming; they won't know our friends or friends of friends, or
31 family who will be staying there. There will still be people walking up the road,
32 and people saying "good morning" to Mr. Reedy. That's just a fact of living next
33 to another person's property. And so, none of the things that they're saying
34 change with the approval of this application because we're continuing to use
35 the guesthouse as it was designed. The only thing that changes is that we rent
36 it, we vet the people coming in, gross receipt taxes get paid to the Village, and
37 we invite people to share in the Village. That's the only thing that changes,
38 whether it's approved or not. He thanked the Commissioners for their time and
39 for this process.
40

41 **Chairman Phillips** asked if there are any questions from the Commissioners
42 for Mr. Houghton. There were none, however seeing that there were others in
43 the audience that wish to make comments, Chairman Phillips invites Mr.
44 Montoya to speak.
45

46 **David Montoya** addressed the comment from Ms. Driscoll about the dead
47 trees, stating that if you look closely at the map you can see that those trees
48 are not on the Montoya property. He said he had asked the neighbor's if they
49 would like the trees to be cut down, that at some point there was not irrigation
50 there and the trees had died. He stated that on the Montoya property he put in
51 irrigation and planted grama grass in the area that had not been planted on for

1 years and years. But those trees that they say have not been maintained are
2 not on the property. I asked if the neighbor's wanted the trees taken down; they
3 did not want them taken down. We're sort of trapped. They're not their trees.
4 The area is planted with grama grass, which he states does not look great right
5 now because the cows have grazed it off and there's still mustard weed
6 growing, but when that mustard weed disappears the grama grass will be
7 abundant.

8
9 **Chairman Phillips** thanked Mr. Montoya and invited another member of the
10 audience to speak, stating that she has not spoken yet, so to please state her
11 name and address.

12
13 **Maria Montoya**, 8650 Rio Grande Blvd., thanked the Commissioners for the
14 process. She stated that they have made a lot of improvements since they
15 moved in, including the installation of an irrigation system around the
16 guesthouse. When we first moved in it was severely overgrown with weeds, so
17 it's been a slow process. As my dad mentioned, he planted the grama grass.
18 Our intention is to continue with the agricultural use of the property; we are now
19 raising bees, chickens, and our plan is to get sheep in the future. We're very
20 happy in this area. We do work a lot, of course, as my husband mentioned we
21 have three young kids. It is our utmost importance that our kids are safe in this
22 area, and we would not allow anyone that we personally did not feel
23 comfortable to stay in that house.

24
25 **Chairman Phillips** closed the floor for comments at this point. He asked if
26 there were any clarifying questions from the Commissioners to the Planner or
27 the Attorney before he asks for a motion. There were no comments or
28 questions. He asked if there is a motion.

29
30 **MOTION: Commissioner Gay** made a motion to uphold the department's
31 recommendation for the denial of the application.

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

34
35 **Chairman Phillips** asked if there was any discussion on the motion.

36
37 **Commissioner Eby** stated that using the guesthouse as a rental would be a
38 way of getting around the prohibition of renting guesthouses by saying it's a
39 B&B or an Airbnb. She stated that in this case it's inappropriate. She said she
40 didn't know if the Master Plan Committee is considering revisions, but that she
41 reviewed the current master plan before the meeting. She referred to section
42 7.1.3 policy B; the general topic is residential goal - the goal is to maintain
43 residential development in keeping with the and rural and diverse character of
44 the Village, and within Village scale, and then it says ...regulate appropriate
45 use and limitation of guesthouses, caretaker quarters and rental units in the
46 Village, and address in-home care giving needs and issues, and the action
47 steps under that are 1) Revise the zone code concerning appropriate use and
48 limitations of guesthouses, caretaker quarters and rental units in the Village, 2)
49 revise zone code to enforce maintenance and upkeep on rental units, and 3)
50 provide penalties for landowners for failure to maintain rental units. It goes on...
51 She said she felt that this would be, as she said getting around the prohibition

1 of rental by saying it's an Airbnb. I'm concerned about the distance between
2 the main house and the guesthouse, I'm concerned about turning this into a
3 commercial business in that area, and I think the issues of that being a private
4 road are well taken. Christian Reedy said "they're selling out our views and
5 quiet and peace, not theirs", and Mr. Shen who also has a guesthouse and
6 realizes he can't rent it... these are all concerns that are valid and that's why I
7 am going to vote to deny the application.

8
9 **Chairman Phillips** thanked Commissioner Eby and asked for any further
10 Commissioner-discussion.

11
12 **Commissioner Seavey** stated that this is a hard application to come across
13 their desk, as a member of the 2035 Master Plan Committee, he said there has
14 been a lot of discussions on how to bring people into the Village and how to
15 bolster business. At the same time, we have these ordinances that we have to
16 uphold. It's not easy and I would say keep trying.

17
18 **Chairman Phillips** thanked Commissioner Seavey and asked if there were
19 other comments. Hearing none, he called for a vote.

20
21 **VOTE:** The motion to deny the application carried unanimously (5-0).

22
23 **Chairman Phillips** stated let the record show that the public hearing on item
24 4-A in the request by Maria Montoya for a Bed & Breakfast permit is formally
25 closed.

26 B. **CU-12-03**, An application by Maria C. Montoya for a change to conditions
27 of a conditional use to allow rental of a guest house, in the A-1 Zone of
28 the North Rio Grande Character Area. The property is located at 8650 Rio
29 Grande Blvd. NW and is legally known as Lot A1 Plat for Lands of Annie
30 Robertson Lots A-1, D1 and D2 within the Town of Alameda Grant,
31 projected Sections 16 and 17, T. 11 N., R. 3 E., NMPM Village of Los
32 Ranchos de Albuquerque, Bernalillo County, New Mexico, October 1996.
33 The property contains 1.6 acres more or less.

34 **Chairman Phillips** asked Planner Justice about Item 4B, if it comes off the
35 table or if there still needs to be a discussion.

36
37 **Planner Justice** stated that item 4B was contingent on the approval or denial
38 of item 4A.

39
40 **Chairman Phillips** read into the record that 4B is now moot because it was
41 contingent on 4A. There was no discussion on item 4B.

42
43 **Chairman Phillips** addressed Planner Justice, stating that the expectation
44 will be that she will hear from the applicant and asked about the proceedings
45 concerning administrative matters.

46
47 **Planner Justice** stated that the conversations between the applicant and the
48 Planning and Zoning Department took place primarily with Director Tim
49 McDonough. We will be issuing the notice of denial to all those who spoke. In

1 terms of conversations with the department will need to wait until Tim
2 McDonough's return.

3
4 **Chairman Phillips** asked if following steps for the applicant will be in that
5 letter.

6
7 **Planner Justice** confirmed that is correct.

8
9 **Chairman Phillips** thanked Planner Justice for the clarification. He stated
10 that item 4C has been deferred and therefore the meeting will move on the
11 Old Business. He also thanked everyone who came and spoke on Item 4A.

12 13 5. OLD BUSINESS

14 15 A. Discussion of the 2035 Master Plan process

16
17 **Chairman Phillips** announced the Master Plan 2035 discussion, asking
18 Planner Justice for her report.

19
20 **Planner Justice** said drafting the plan continues and there will be an open-
21 house at the end of June, June 29th and has been announced in the Village
22 Vision, on the website, and will also be announced on Facebook if it hasn't
23 already been. There's also been a call for photographs, announced through
24 the same means, with a deadline of June 30th. There have been some
25 questions on that; the photo does not have to be taken by a Village resident
26 but must be of something in the Village. The Master Plan Committee reviewed
27 the transportation, historic preservation, and economic development goals at
28 the beginning of June and will meet next week to review the goals for the
29 remaining sections. We continue to meet with the Master Plan Committee
30 every two weeks and the Process consultant weekly.

31
32 **Chairman Phillips** asked if there are any other questions for Planner Justice
33 with regard to the 2035 Master Plan. He stated that three of the Commissioners
34 know what's going on because they are on the Master Plan Committee.

35
36 **Commissioner Eby** asked about the photographs, if there was some
37 controversy about the photographer being outside the Village.

38
39 **Planner Justice** clarified that there was not controversy but that the
40 photograph's subject matter needed is to be the Village, in some way, shape
41 or form, but the photographer did not need to be a Village resident.

42
43 **Commissioner Eby** asked if the photos can be historic photos or current
44 photos.

45
46 **Planner Justice** stated that the photographs can be either historic or current
47 photos, but that there is some wording in our announcement, for legal
48 purposes, that the photos cannot have people in them as there would need to
49 be written consent for publication of their photo.

1 **Chairman Phillips** asked if that applied to photos in which there are people in
2 silhouette or from behind, or a crowd shot. He stated that he is curious about
3 attribution with regard to photos and asked if we are saying no humans in the
4 photos.

5
6 **Attorney Winter** stated that generally you don't use the photos with people in
7 them unless they have signed a release to publish the photos.

8
9 **Commissioner Eby** asked if there were a release, could the photos be
10 accepted.

11
12 **Attorney Winter** responded that she was not sure what the Village guidelines
13 are but if there is a release you could generally use the photo.

14
15 **Planner Justice** said they can look into the issue of needing a release form,
16 however at the time being the announcement reads that the Village has the
17 right to edit the photos. If there are people in the photos, the plan is to crop
18 them out. If they are the main focus, we would need a photo release form.

19
20 **Chairman Phillips** asked if there were any other questions.

21
22 **Commissioner Pacheco** asked if there had been any submissions to date.

23
24 **Planner Justice** confirmed there have been several photo submissions, some
25 from people who have identified themselves as Village residents and some that
26 have not disclosed whether they are or are not Village residents. We have
27 some photos of things that are in the Village and some that are not in the
28 Village, which is why we're vetting the process, so that what is portrayed in the
29 Master Plan is the Village.

30
31 **Chairman Phillips** asked for any further questions. He asked about the time-
32 line, recalling it began about 15 months ago, and asked what the projected
33 completion date is.

34
35 **Planner Justice** stated that the master plan is expected to be ready for review
36 by the Planning and Zoning Commission sometime in September, and then
37 approval, hopefully, by the Board of Trustees in October. We are planning on
38 having a work-session with the Planning and Zoning Commission and the
39 Board of Trustees sometime in August to review the plan development
40 process.

41
42 **Chairman Phillips** remarked to the other Commissioners to clear their
43 calendars for August, and that the plan sounds perfect. He stated it was neat
44 to see it when it started and that the time had been given to it to do it right. He
45 said that it has been fantastic to watch the process.

46
47 **6. NEW BUSINESS**

48
49 **A. Election of Officers – Nominations for Vice Chair**

1 **Chairman Phillips** stated that because Commissioner Tom Riccobene is now
2 Trustee Riccobene, there was a need to take nominations for Vice Chair. He
3 said that self-nominations are perfectly okay but would not be making any
4 nominations as the Chair.

5
6 **NOMINATION: Commissioner Pacheco** nominated herself for Vice Chair.

7
8 **SECOND: Commissioner Seavey** seconded the nomination.

9
10 **Chairman Phillips** asked if there were any other nominations. There were
11 none. Chairman Phillips called for a vote.

12
13 **VOTE:** The vote carried unanimously (5-0).

14
15 **Chairman Phillips** congratulated Vice Chair Pacheco.

16
17 **7. REPORTS**

18
19 **A. Planning Department Report**

20
21 **Planner Justice** stated that the Fourth Street Construction Project continues with
22 construction on the west side. Crews continue the construction of driveways, sidewalk
23 curb, and the installation of electrical conduit and drainage pipe along the project
24 corridor. Construction is in progress on Low Impact Development drainage reservoirs
25 on Tyler and Bledsoe road. There will be a road closure in the next few days and all the
26 properties around that closure have been notified. Irrigation line is also being installed
27 on the north end of the project. The project remains on schedule for completion in
28 September. We are working with Maria Rinaldi, Fourth Street Project Manager, on a
29 marketing effort to advertise the Village and Village businesses in the Albuquerque
30 Discovery Map, which is a tourism map which is distributed in travel centers, hotels,
31 other forms of lodging, restaurants and event centers. The Village and interested
32 businesses will be advertised in the upcoming map, which will run for a year starting
33 August 1. I attended two workshops in May, a training on Designing for Pedestrian
34 Safety and a workshop for Planning Commissioners, which Commissioner Eby was also
35 present for. Some takeaways from the pedestrian safety workshop are being
36 incorporated into the Fourth Street Project. The Planning Commissioners workshop
37 reviewed the Open Meetings Act, the Inspection of Public Records Act, and Flood Plain
38 Management. The double-wide trailer has been removed from 6611 Edgewood Drive.

39
40 **Chairman Phillips** asked if there were any questions for Planner Justice.

41
42 **Commissioner Gay** asked what takeaways from the pedestrian safety workshop were
43 being implemented into the Fourth Street Project.

44
45 **Planner Justice** replied that the primary takeaway is to have crosswalks bound on
46 either side by white paint to increase pedestrian visibility to drivers, and that the current
47 sidewalks are colored concrete but are not bound by white lines.

48
49 **Commission Gay** asked if that was not part of the original design.

1
2 **Planner Justice** replied that it was not part of the original design.
3

4 **Vice Chair Pacheco** asked about the double-wide trailer removed from Edgewood, and
5 what the plans are for that property, if that will become open space with the walls
6 removed.
7

8 **Planner Justice** stated that guidance from the Board of Trustees will be requested as
9 to what will happen with the property.
10

11 **Vice Chair Pacheco** asked then if nothing had been decided.
12

13 **Planner Justice** confirmed that nothing has been decided.
14

15 **Chairman Phillips** asked if there were any other questions. Hearing none he moved on
16 to the next section.
17

18 **9. COMMISSIONER'S INFORMAL DISCUSSION**
19

20 **Chairman Phillips** asked if there were any discussions that the Commissioners would
21 like to share.
22

- 23 • There was discussion that Gilbert Benavides has been recommended for a
24 position on the Planning and Zoning Commission. He will be sworn in at the BOT
25 meeting, June 12, 2019.
- 26 • There was discussion about emails that the Commission receives from the public
27 and whether the emails are getting a response, as they do not see replies to the
28 emails. There was an assumption that emails are getting replied to by P&Z staff.
29 Attorney Winter suggested that the Chairman Phillips follow up with the Planning
30 and Zoning Director for confirmation if he is not sure a response has been made.
31 There was agreement that the Commissioners are not comfortable responding
32 to particular emails received from the public as it may be considered ex parte.
- 33 • There was also discussion on rental properties (short term, long term, B&B's and
34 Airbnb-type rentals). Housing is among the top priorities for the 2035 master plan
35 and there is recognition of an issue with properties in the Village concerning
36 rentals. Keeping young families is critical in the Village. Commissioner Eby
37 expressed that she would like to see more discussion on Airbnb's and short-term
38 rentals. There was talk of the B&B's as a source of economic growth, but a
39 conflict with neighborhood life-style. There is no prohibition that owners cannot
40 rent their house, just not their guesthouse. There was a question about policy in
41 approving long-term vs. short-term rentals, and how they are defined.
42

43 **10. ADJOURNMENT**
44

45 **Chairman Phillips** asked if there was a motion to adjourn.
46

47 **MOTION: Commissioner Eby** moved to adjourn.

SECOND: Commissioner Gay seconded the motion.

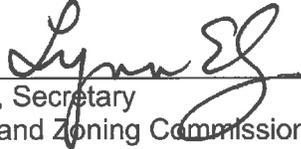
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VOTE: Carried unanimously (5-0).

Chairman Phillips adjourned the meeting at 8:50 p.m.

APPROVED by the Planning and Zoning Commission of the Village Los Ranchos de Albuquerque this 19th day of July, 2019.

ATTEST:



Lynn Eby, Secretary
Planning and Zoning Commission