

VALENCIA COUNTY BOARD OF COMMISSIONERS

Fourth Public Hearing On Comprehensive Plan

June 18, 2002

Chairman Aurelio H. Padilla called the Meeting to order at 6:15 P.M.

PRESENT	ABSENT
Aurelio H. Padilla, Chairman	
	Gary Daves, Vice-Chairman
	S. T. Frank Pando, Member
Alicia Aguilar, Member	
	Helen Baca, Member
	James Fernandez, County Manager
Tina Gallegos, County Clerk	
Press and Public	

Chairman Padilla called the meeting to order at 6:15 PM and stated this fourth comprehensive plan hearing will be for informational purposes only as there is no quorum. Tina Gallegos, County Clerk read the agenda for the hearing.

Chairman Padilla asked Ruben Chavez to lead the Pledge of Allegiance.

Commissioner Aguilar stated this is an informational presentation only. Ruben Chavez gave the power point presentation on the comprehensive plan. Mr. Chavez said this is the fourth time this presentation has been shown; there have been two hearings in Belen and two hearings in Los Lunas so the plan has been very well publicized.

Public Requests

Joan Artiaga said there have been a lot of corrections and changes made to the plan since the last meeting so which plan is going to be approved by the Commission. What changes will be implemented? Mr. Chavez answered this presentation is only a summary and corrections have been made only to typographical errors. Ms. Artiaga said the content is good but there needs to be more emphasis on water and environmental and air quality. Ms. Artiaga asked will this plan be adopted or is more work going to have to be looked into? Mr. Chavez answered it will be up to the Commission to go up for adoption and make the final draft decision.

Rick Thom, with Security Escrow has owned this company for fifteen years and does own some property in Valencia County. Mr. Thom wrote a letter and read this to the Commission. Mr. Thom said this is a good plan but would like to address some issues at this time. Mr. Thom said if the proposed comprehensive plan is passed we will be pricing the average person out of the market on the two acre minimum issue it would require people that want to build a home to pay 60 to \$80,000 just for the land. This would be a great disservice to the residents of Valencia County, as you would see more foreclosures because of affordability. Mr. Thom said people live in Valencia County; housing is less expensive for reasons such as water quality and the green belt. As far as roads are concerned this County cannot get another bridge across the river then how can we do all the things the comprehensive plan states that we can do. Mr. Thom addressed the fact that the County cannot manage this plan at this time with the financial shape they are in being a million dollars in the hole. Mr. Thom stated the County has to be in an economic position to implement this plan and needs to get on a sound financial footing before the plan can take affect.

Clara Rehr from San Clemente commented on the bridge issue and said the reason we don't have a bridge is because the people of Valencia County did not want one but what they do want is a bridge off of Manzano Expressway on that north and south route.

Carol Romero, broker with Pargin Realty commented that in 1978 she asked the Commission to adopt a zoning and a land use plan and it didn't happen. Ms. Romero said at the same time the State then issued a mandate for all Counties to put together their own Subdivision Regulations. Ms. Romero said there were a lot of concerns with the one-acre minimum, ten parameter water restrictions that they got the parish hall in Belen to seat everyone and Ms. Romero said she was definitely in the hot seat. Ms. Romero said 22 years later she still wants a land use plan but does not want this one. Ms. Romero said her main concern is the cost because the County is not in any way financially capable to implement such a plan. Ms. Romero said she does like the vision in this plan but is concerned with the violation of not only the state constitutional rights but of the federal rights that are given to each land owner which is called the Bundle of Rights assured us by the Constitution of the United States and many parts of this plan are in violation of those Rights. Ms. Romero said the water rights issue is a major concern. Ms. Romero said she did not realize these meetings were taking place and found out at a realtors meeting. The Realtors are petitioning the County and a copy will be given to the County Commission and Ms. Romero read the petition to the Commission and is an attachment to these minutes.

Jack Huning's main concern only is where does the money come from because the County does not have it and this plan needs more refinement. Mr. Huning said the plan does have a lot of errors and needs to be cleaned up and the Commission needs to take another look at it. Mr. Huning said the plan can be a valuable tool for the County but at this time the County cannot afford it. Mr. Huning gave the Commission some advice not to adopt it at this time and said it is unfortunate that there is not a quorum tonight for such an important document that the County is trying to implement.

Karen Bernauer, a Realtor for Century 21 commented that we need to have a comprehensive land plan but there needs to be a lot more meetings with a lot more public input but mainly the County needs to have a financial footing before anything can take place

Commissioner Aguilar commented that she appreciates all the comments that have taken place and does agree that we are not ready to adopt this plan at all and would like to see a template that has all the elements. Commissioner Aguilar said her concerns on the plan there is too much narrative, the history belongs at the end as an appendix and thinks that when you have policy it is local law you are forcing this Commission to implement that and open to interpretation. In many ways the plan has a lot of good things in it but needs to be cleaned up if adopted as is it is a treasure for Attorney's but a nightmare for the public and this Commission.

Chairman Padilla asked Steve Chavez to comment. Mr. Chavez said he did not have any comments and washed his hands of it, he's spent three years on this plan and will not work on it any more.

Chairman Padilla turned to Ruben Chavez and said there are concerns with this plan and we may need to have a meeting to decide what to do. But until then for now we have no quorum.

Ruben Chavez said the commission needs to say where are we going with this plan and obviously cannot act on it tonight with two Commissioners here.

Chairman Padilla said we will have to set another public meeting for this comprehensive plan to finalize this and asked the public to make note in the paper for publication.

Adjournment

At this time Chairman Padilla said this informational meeting is over at 7:40 PM.

NOTE: All proposals, documents, items, etc., pertaining to items on the agenda of the, Meeting (presented to the Board of County Commissioners) are attached in consecutive order as stated in these minutes.

VALENCIA COUNTY BOARD OF COMMISSIONERS

**ss/
AURELIO H. PADILLA, CHAIRMAN**

GARY DAVES, VICE-CHAIRMAN

S. T. FRANK PANDO, MEMBER

ALICIA AGUILAR, MEMBER

HELEN BACA, MEMBER

ATTEST: ss/

TINA GALLEGOS, COUNTY CLERK

DATE: August 6, 2002