

VALENCIA COUNTY BOARD OF COMMISSIONERS

Public Hearing Meeting

November 9, 2005

PRESENT	ABSENT
Mary J. Andersen, Chairman	
Georgia Otero-Kirkham, Vice-Chairman	
Paul Edward Trujillo, Member	
Ron Gentry, Member	
Lynette Pinkston, Member	
Michael R. Trujillo County Manager	
Wimberly Law Firm, County Attorney	
Tina Gallegos, County Clerk	
Press and Public	

The Meeting was called to order by Chairman Mary Andersen at 5:00 PM.

Chairman Andersen asked Undersheriff William Martinez to lead the Pledge of Allegiance.

Approval of Agenda

Commissioner Trujillo moved for approval. Seconded by Commissioner Gentry. Motion carried unanimously.

Public Requests

None

County Clerk, Tina Gallegos read the oath to those giving testimony at tonight's public hearing.

Discussion (Non-Action) Items

a. Consideration of a zone change request to amend the zone map from outland to suburban residential for the purpose of developing a subdivision – Ruben Chavez/Scott Eddings (See Exhibit A)

Mr. Chavez said this item is a consideration of a zone change request to amend the zone map as stated above. The applicant is the Myers Group. The property is located off the Manzano Expressway just north of El Cerro Mission Blvd. The current zone designation is outland allowing a one acre density. The applicant would like to increase that density to 6,500 sq ft similar to the neighboring development to the north (Eastland Hills). Mr. Chavez said if the Commission allows the density change granting the zone change, the applicant would then come before both the Planning and Zoning Commission and the Board of County Commission for preliminary plat approval and for final plat approval. This would be a full blown subdivision process. Planning and Zoning Commission recommended approval of the zone change with a 4-0 vote.

Scott Eddings, agent for the Myers Group spoke on behalf of the Group on the zone change. He stated the project is located near the corner of El Cerro Mission Blvd and the Manzano Expressway. There have been several developments in this area that are of similar nature size for what this zone change would be. Mr. Eddings said they have acquired statements from the utility company if this project goes forward, water will be provided for it from their utility service. The zone change would be suburban residential with a minimum lot size of 6,500 sq ft. They have 67 acres and they would have two access points. One out onto the Manzano Expressway and the other one onto San Fernando Ave. Mr. Eddings said offsite drainage and ponds will be provided. There is also a drainage easement that goes through Unit 2 and then to the river. This is preliminary right now and to be able to tell what points are going to need to be improved and where the access is going to be. Mr. Eddings said we are also very sensitive to the traffic study for this regional area and we will be working with the property owners to do a joint study.

Commissioner Gentry said in looking at the P & Z minutes it looks like there is a question regarding Willie Orona losing his access rights if this project didn't go forward. This zone change is conditional upon if you rule out the subdivision and the zone change is not granted, Commissioner Gentry said this was his understanding.

Mr. Eddings said this is tied to the final plat and when it gets recorded this is when it is formal and gets accepted.

Chairman Andersen asked Mr. Eddings if he had a model available for review. Mr. Eddings said he just has the layout of what the subdivision would look like. They are not at the stage to where they would have model renderings and what the units would look like.

Commissioner Kirkham discussed roads, water and sewer system.

Commissioner Trujillo asked if a traffic impact study had been looked into and who was doing it. Mr. Eddings said Harwick Transportation Group will be doing the study and completion should be done in a few months.

b. Approve or deny a zone change request from RR2 to RR1 – Map 77 Tr. 20B.2-C1 & C2, AKA 07 Barbara Lane – Ruben Chavez/Agent Laura Sanchez (See Exhibit B)

Mr. Chavez said this item is a request to approve or deny a zone change from RR2 to RR1 for the purpose of creating three lots. The applicant is Phyllis Trott and the agent is Laura Sanchez. Mrs. Trott is no longer able to maintain her (3) acres and would like to split her land into smaller parcels. The Planning and Zoning Commission heard testimony and voted 2-2 on this request. Because of a tied vote there is no recommendation forwarded on to the Board of County Commissioners.

Mrs. Trott said she bought this property in 1967. There are smaller lots than her 1.5 and would be a difference of about two families and two additional families would not make that much difference as far as the traffic is concerned. This has been a financial burden on her because she needs to dispose of the property.

Commissioner Gentry said in looking at the plat map he was concerned with the road. This is a 20-ft county road. Commissioner Gentry said his concern is it is not on the plat map.

Mr. Chavez said we were not provided with a survey plat map of Mrs. Trott's property. We used the Assessor's map and it does not define roads.

Commissioner Gentry said he would like a survey map showing the roads.

Commissioner Pinkston asked how many people live on Barbara Lane. Mr. Chavez said he could get this information.

Commissioner Kirkham asked is there not a mobile home park close to this property? Ms. Sanchez said there are a few smaller lots nearby.

Commissioner Trujillo said in looking at the P & Z minutes there are neighbors that are in disagreement over this zone change. They oppose this with regard to the road conditions and the volume of traffic that would increase.

Delbert Young said he lives across the property from Mrs. Trott on 18 Barbara Lane. The biggest problem is the road and the service water because every month he has to treat his well to keep the odor down. Mr. Young said he and a neighbor bought a lot across the road. Mr. Young said the lots are surveyed north and south and not east and west. Mr. Young said the road has not been maintained for 3 ½ years.

Commissioner Kirkham asked Mrs. Trott if she minded having restrictions put on the property, restricting the amount of animals? If this request was allowed, could this be considered? Mrs. Trott said yes.

Joseph Sombrano said he lives across from Mrs. Trott said his brother tried to buy her property. There was a concern on the survey being north to south and this is the only way they could be sold.

Mrs. Sanchez said if the Commission would want a water test, she could provide it.

County Manager's Report

Mr. Trujillo updated Commissioners on meetings that he had attended. Informational only.

The next Business Meeting of the Valencia County Board of County Commission will be held on November 18, 2005 at 9:00 AM at the Los Lunas Consolidated Schools Board Room.

Adjournment

Adjournment at 6:00 PM.

NOTE: All proposals, documents, items, etc., pertaining to items on the agenda of the November 9, 2005 Meeting (presented to the Board of County Commissioners) are attached in consecutive order as stated in these minutes.

VALENCIA COUNTY BOARD OF COMMISSIONERS

**ss/
MARY J. ANDERSEN, CHAIR**

**ss/
GEORGIA OTERO-KIRKHAM, VICE-CHAIR**

**ss/
PAUL EDWARD TRUJILLO, MEMBER**

**ss/
RON GENTRY, MEMBER**

**ss/
LYNETTE PINKSTON, MEMBER**

ATTEST: ss/

TINA GALLEGOS, COUNTY CLERK

DATE: December 2, 2005