

BERNALILLO COUNTY
BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
Tuesday, October 10, 2017, 3:07 p.m.

VINCENT E. GRIEGO CHAMBERS
ALBUQUERQUE-BERNALILLO COUNTY GOVERNMENT CENTER
ALBUQUERQUE, NEW MEXICO 87102

A P P E A R A N C E S

DEBBIE O'MALLEY, Chair

STEVEN MICHAEL QUEZADA, Vice Chair

MAGGIE HART STEBBINS, Member

WAYNE A. JOHNSON, Member

LINDA STOVER, County Clerk

BEFORE: KIM KAY SHOLLENBARGER, RPR, CCR #236
Paul Baca Professional Court Reporters
500 4th Street, Northwest, Suite 105

1 CHAIRWOMAN O'MALLEY: Good evening, everyone.
2 I call the Zoning meeting to order. This is for
3 Tuesday, October 10th. I think the count of
4 commissioners are -- two are a little late, but we
5 intend to have everybody here, though I don't think
6 it's going to last that long.

7 So we're going to begin with the silent
8 invocation, Pledge of Allegiance led by Commissioner
9 Johnson.

10 (Silent Invocation/Pledge of Allegiance)

11 CHAIRWOMAN O'MALLEY: Any additions or
12 changes to the agenda? I'm assuming that there
13 aren't. Mr. Gradi.

14 MR. GRADI: Chairman O'Malley, Members of the
15 Board of County Commissioners. We have no changes or
16 modifications to the agenda.

17 CHAIRWOMAN O'MALLEY: That takes us next to
18 Item 4, which is the approval of minutes. I move --
19 okay.

20 COMMISSIONER JOHNSON: Move.

21 VICE CHAIR QUEZADA: Second.

22 CHAIRWOMAN O'MALLEY: There's a motion and a
23 second to approve the minutes for August 30th. All
24 those in favor say aye.

25 MEMBERS: Aye.

1 CHAIRWOMAN O'MALLEY: All oppose say no.

2 Now, we go next to 4B, which is the minutes for April
3 12th. There's a motion.

4 COMMISSIONER JOHNSON: Second.

5 CHAIRWOMAN O'MALLEY: There's a motion and a
6 second to approve the minutes for September 12th. All
7 those in favor say aye.

8 MEMBERS: Aye.

9 CHAIRWOMAN O'MALLEY: All oppose say no. The
10 motion carries. We go next to the public hearing, and
11 that's 5A. We will begin with the presentation from
12 staff followed by public comment. Welcome.

13 (NOTE: Commissioner Hart Stebbins present)

14 MR. PIERSON: Chairman O'Malley and
15 Commissioners. My name is Robert Pierson, I'm with
16 Bernalillo County Planning Development Services.

17 The following item, number 5, SPR2017-0004 is
18 the item before you. At the September 6, 2017 public
19 hearing the Bernalillo County Planning Commission
20 voted to recommend approval of an amendment to the
21 Isleta Boulevard and Village Centers Sector
22 Development Plan, Gateway Village Center, to expand
23 the plan boundary, thereby changing the zoning of the
24 property to the Isleta Boulevard Village Center Zone,
25 SD-IVC. Lots 1, 2 and 3 Orchard Gardens Addition,

1 located at 128 Orchard Gardens, Southwest, zoned R-1
2 and containing approximately .62 acres.

3 This is the portion of the Village Center
4 that exists currently. This long piece coming up
5 behind it, which runs behind these three residential
6 lots as they exist, this is the request. And by these
7 three lots being incorporated into the Village Center,
8 makes it a more regular-shaped Village Center that
9 will function better for purposes of redevelopment.
10 This property is currently fairly dilapidated and in
11 fairly bad shape and this application will help make
12 this a much more viable parcel shape in order to be
13 redeveloped in the future.

14 The extension is located approximately 200
15 feet north of Bridge and includes three parcels
16 illustrated on the map and will become part of the
17 Gateway Village Center. The amendment provides a more
18 regularly-shaped center village center. The request
19 will allow redevelopment of the site and other parcels
20 under the SD-IVC zone.

21 There was much support and no adverse
22 comments from the community at the CPC hearing. No
23 appeal was filed. However, there were some comments
24 from the community member who indicated concern with
25 the possible development of the site, which is beyond

1 the scope of this request.

2 The Isleta Sector Development Plan was
3 adopted in 2008 to provide the community with the
4 opportunity to have neighborhood scale commercial uses
5 in designated areas, namely village centers and mixed
6 use areas, and to encourage high quality development
7 along the corridor. This request will add three
8 parcels to the Gateway Village Center and increase
9 development opportunities.

10 The request furthers the goals and policies
11 of Isleta Boulevard and Village Centers Sector
12 Development Plan and addresses changed conditions
13 around the area of the site. The request will allow
14 for redevelopment of the site in a manner that
15 benefits the community in accordance with the SD-IVC
16 zoning. Staff recommends approval of this request
17 following the CPC recommendation.

18 I stand for any questions.

19 CHAIRWOMAN O'MALLEY: Any questions for
20 staff? Nobody has any questions. Thank you very
21 much. We have public comment.

22 MS. BACA: Madam Chair, there is no one
23 signed up for public comment.

24 CHAIRWOMAN O'MALLEY: That takes us right
25 back to Item 5A.

1 VICE CHAIR QUEZADA: So can I move for
2 approval for Item 5A.

3 COMMISSIONER JOHNSON: Second.

4 CHAIRWOMAN O'MALLEY: There's a motion and a
5 second.

6 COMMISSIONER HART STEBBINS: Ma'am Chair, I
7 do have one question.

8 CHAIRWOMAN O'MALLEY: Sure.

9 COMMISSIONER HART STEBBINS: So my question
10 has to do with the ownership of the parcels that are
11 being included within the new boundary. Multiple
12 owners? One owner? Does it matter?

13 MR. PIERSON: Madam Chair, Commissioner. No,
14 the parcels are owned by the same person.

15 COMMISSIONER HART STEBBINS: Thank you.
16 Thank you, Madam Chair.

17 CHAIRWOMAN O'MALLEY: There's a motion and a
18 second to approve 5A. If I could have an ordinance
19 number, Madam Clerk.

20 COUNTY CLERK STOVER: Yes, ma'am. 2017-19.

21 CHAIRWOMAN O'MALLEY: All those in favor say
22 aye.

23 MEMBERS: Aye.

24 CHAIRWOMAN O'MALLEY: All those oppose say
25 no. The motion carries. That's the only item on the

1 agenda. The next meeting is going to be Tuesday,
2 November 28th in these chambers at 3 p.m. There being
3 no other business, this meeting is adjourned. Thank
4 you.

5 (Meeting adjourned at 3:14 p.m.)

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REPORTER'S CERTIFICATE

I, Kim Kay Shollenbarger, New Mexico Certified Court Reporter, No. 236, do hereby certify that I reported the foregoing proceedings in stenographic shorthand and that the foregoing pages are a true and correct transcript of those proceedings taken to the best of my ability.

I FURTHER CERTIFY that I am neither employed by nor related to any of the parties or attorneys in this matter and that I have no interest in the final disposition of this matter.

Kim Kay Shollenbarger
CCR No. 236, RPR
License Expires 12-31-2017