



**ENVIRONMENTAL PLANNING COMMISSION  
ACTION SUMMARY**

**July 11, 2019  
8:30 a.m.**

**Vincent E. Griego Chambers  
One Civic Plaza NW  
Albuquerque/Bernalillo County Government Center**

**COMMISSIONER MEMBERS PRESENT:** Dan Serrano, Chair  
David Shaffer, Vice Chair  
Karen Hudson  
Gary L. Eyster, P.E. (Ret.)  
Richard Meadows  
Robert Stetson  
Joseph Cruz  
Derek Bohannon (Arrived at 10:10 a.m.)

**COMMISSIONER MEMBERS ABSENT:**  
Bill McCoy

\*\*\*\*\*

**Call to Order: 8:35 A.M.**

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda

**DEFERRAL TO THE AUGUST 8, 2019  
HEARING**

**3. Project #2019-002263**  
VA-2019-00107  
Appeal of a determination by the Impact Fees  
Administrator

Hunt & Davis PC, agent for Paul Allen Homes, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.  
Staff: Tony Lloyd (**Deferred from May 9, 2019 Hearing**)

**4. Project #2019-002264**  
VA-2019-00108  
Appeal of a determination by the Impact Fees  
Administrator

Hunt & Davis PC, agent for SLG Holdings, LLC, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.  
Staff: Tony Lloyd (**Deferred from May 9, 2019 Hearing**)

## WITHDRAWN

### 5. Project #2019-002265

VA-2019-00112

Appeal of a determination by the Impact Fees Administrator

RMH Lawyers, PA, agent for Four Hills Ranch Investment, LLC, requests the above action for an appeal of the Impact Fees Administrator's denial of a request for reimbursement of excess open space impact fee credits.

Staff: Tony Lloyd (**Deferred from May 9, 2019 Hearing**)

#### C. Approval of Amended Agenda

**A motion was made by Commissioner Hudson and Seconded by Commissioner Eyster to approve the amended agenda. The motion carried by the following vote:**

**For 7: – Serrano, Hudson, Eyster, Meadows, Stetson, Cruz, & Shaffer**

#### D. Swearing in of City Staff

## FINAL ACTION

### 1. Project #2019-002479 (1010286)

SI -2019-00148 – Site Plan

Living Designs Group Architects LLC., agent for Albuquerque Central Care Center, requests the above action for all or a portion of TR A PLAT, TR B PLAT, TR C PLAT, AND TR D PLAT OF TRACTS A, B, C AND D FAIRVIEW PARK CEMETERY(BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10N R3E located on Yale Blvd SE and Columbia Dr SE at 621 Columbia Dr SE between Garfield Ave SE and Santa Clara Ave SE, containing approximately 42 acres.

(L-16) Staff Planner: Linda Rumpf

**A motion was made by Commissioner Hudson and Seconded by Commissioner Stetson that matter SI-2019-00148 be approved, based on the following findings and conditions. The motion carried by the following vote:**

**For 7: – Serrano, Eyster, Meadows, Stetson, Cruz, Hudson & Shaffer**

**2. Project #2018-001198**  
SI-2019-00149 – Site Plan  
VA-2019-00188 – Variance  
VA-2019-00189 – Variance  
VA-2019-00190 – Variance

Consensus Planning, Inc., agent for PV Trails Albuquerque, LLC, requests the above action for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails Unit 3A, zoned R-1B and R-1D, located on Woodmont, between the Petroglyph National Monument and Paseo del Norte Blvd. NW, containing approximately 20.4 acres.  
(C-8) Staff Planner: Cheryl Somerfeldt

**A motion was made by Commissioner Shaffer and Seconded by Commissioner Meadows that matter SI-2019-00149 be approved, based on the following findings and conditions. The motion carried by the following vote:**

**For 6: – Serrano, Eyster, Meadows, Stetson, Cruz, Hudson & Shaffer**

**Against 1: Eyster**

**A motion was made by Commissioner Hudson and Seconded by Commissioner Stetson that matter VA-2019-00188 be approved, based on the following findings and conditions. The motion carried by the following vote:**

**For 6: – Serrano, Eyster, Meadows, Stetson, Cruz, Hudson & Shaffer**

**Against 1: Eyster**

**A motion was made by Commissioner Eyster and Seconded by Commissioner Hudson that matter VA-2019-00189 be withdrawn based on findings. The motion carried by the following vote:**

**For 7: – Serrano, Eyster, Meadows, Stetson, Cruz, Hudson & Shaffer**

**A motion was made by Commissioner Meadows and Seconded by Commissioner Hudson that matter VA-2019-00190 be approved, based on the following findings. The motion carried by the following vote:**

**For 6: – Serrano, Eyster, Meadows, Stetson, Cruz, McCoy & Shaffer**

**Against 1: Eyster**

**COMMISSIONER BOHANNAN ARRIVES**

**6. Project #2018-001843**

RZ-2019-00035 – Text Amendment to the IDO  
(Phase 2 Zoning Conversions, Batch 2)

City of Albuquerque, Planning Department, requests the above action to establish conversion rules for properties city-wide in Batch 2 of Phase 2 IDO Zoning Conversions pursuant to Council Bill R-18-29 (Enactment R-2018-019). More information about the process and a map of the properties is available online here: [tinyurl.com/ Zone Conversion](http://tinyurl.com/ZoneConversion) (city-wide).

Staff Planner: Catalina Lehner

**SEE ATTACHED TRANSCRIPT**

**A motion was made by Commissioner Bohannan and Seconded by Commissioner Shaffer that matter RZ-2019-00035 be forwarded to City Council with recommendation of approval based on findings. The motion carried by the following vote:**

**For 8: – Serrano, Bohannan, Eyster, Meadows, Stetson, Cruz, Hudson & Shaffer**

**7. OTHER MATTERS:**

- a. Approval of June 13, 2019 Action Summary Minutes

**A motion was made by Commissioner Bohannan and Seconded by Commissioner Eyster that this matter be approved. The motion carried by the following vote:**

**For 8: – Serrano, Eyster, Meadows, Stetson, Cruz, Bohannan, Hudson & Shaffer**

- b. EPC Rules of Conduct: The Environmental Planning Commission (EPC) will consider, discuss, and take action on updates to the EPC Rules of Conduct of Business by the Environmental Planning Commission. **(DEFERRED FROM March 14, 2019)**

**A motion was made by Commissioner Bohannan and Seconded by Commissioner Hudson that this matter be deferred to August 8, 2019 Hearing. The motion carried by the following vote:**

**For 8: – Serrano, Eyster, Meadows, Stetson, Cruz, Bohannan, Hudson & Shaffer**

- c. Update to the Study Session for the IDO Amendment

**Study Session to be held September 10, 2019 beginning at 10:00 a.m.**

**8. ADJOURNED: 2:15 P.M.**

**NOTE: For Notice of Decision please refer to <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>**