

**Camino Real Regional Utility Authority**  
City of Sunland Park/Dona Ana County Joint Utility Authority  
Extra Territorial Planning and Zoning Commission  
Gadsden Independent School District-Board Room  
4950 McNutt Rd, Sunland Park, New Mexico 88063  
Monday June 3, 2019  
4:00 p.m.

MINUTES

A Regular Meeting of the Camino Real Regional Utility Authority- Extra Territorial Planning and Zoning Commission was held on Monday, June 3, 2019, at 4:10 p.m. at the Gadsden Independent School District-Board Conference Room 2 at 4950 McNutt Road in Sunland Park, New Mexico 88063.

PRESENT

Chair Commissioner Robert Hearn  
Vice-Chair Commissioner Ronald W. King  
Secretary Commissioner Mary Werner  
Commissioner Mary Sue Erramouspe  
Commissioner Don McBride

ALSO PRESENT

Mr. Brent Westmoreland, CRRUA Executive Director  
Ms. Mary De Avila, CRRUA Administrative Assistant  
Dr. Letty Mora, Psychologist Services and Translation/Interpretation Services  
Mr. Luis Marmolejo, Dona Ana County Community Development  
Ms. Janine Divyak, Dona Ana County Community Development  
Mrs. Lucila Oaxaca, Home Owner  
Mr. Gonzalo Pinedo, Madrid Town Homes LLC.  
Mr. Carlos Sandoval, Madrid Town Homes LLC  
Ms. Diana Ramirez, Home Owner  
Mr. Toby Alvarado, Skyline Engineering  
Mr. Art Ruiloba, Home Owner  
Mr. Dan Brown, Development  
Ms. Amada Portillo, Home Owner

CALL TO ORDER

Chair Commissioner Robert Hearn called the meeting to order at 4:10 pm.

1. ROLL CALL

Ms. Mary De Avila, CRRUA Administrative Assistant called roll call. A quorum was present.

2. APPROVAL OR CHANGES TO THE AGENDA

None

3. APPROVAL OF MINUTES

A. January 28, 2019

Vice-Chair Commissioner Ronald W. King moved to approve the minutes for January 28, 2019; the motion was seconded by Commissioner Mary Sue Erramouspe. The motion carried a 5-0 vote.

Chair Commissioner Robert Hearn	aye
Vice-Chair Commissioner Ronald W. King	aye
Secretary Commissioner Mary Werner	aye
Commissioner Mary Sue Erramouspe	aye
Commissioner Don McBride	aye

B. April 1, 2019

Vice-Chair Commissioner Ronald W. King moved to approve the minutes for April 1, 2019; the motion was seconded by Commissioner Mary Sue Erramouspe. The motion carried a 5-0 vote.

Chair Commissioner Robert Hearn	aye
Vice-Chair Commissioner Ronald W. King	aye
Secretary Commissioner Mary Werner	aye
Commissioner Mary Sue Erramouspe	aye
Commissioner Don McBride	aye

C. May 6, 2019

Vice-Chair Commissioner Ronald W. King moved to approve the minutes for May 6, 2019; the motion was seconded by Commissioner Mary Sue Erramouspe. The motion carried a 5-0 vote.

Chair Commissioner Robert Hearn	aye
Vice-Chair Commissioner Ronald W. King	aye
Secretary Commissioner Mary Werner	aye
Commissioner Mary Sue Erramouspe	aye
Commissioner Don McBride	aye

4. PUBLIC INPUT

None

5. NEW BUSINESS-Discussion/Action Items

- A. Case# CPUD (1) 19-001: Submitted by Gonzalo Pinedo, a Planned Unit Development Overlay Zone (PUD) zone change request from a PUD Type 2 (Industrial Uses) to a Type 1 (residential commercial uses) for the purpose of establishing a 3 phase development composed of land uses such as commercial, high density residential and a mobile home subdivision. The 30.98-acre site is located on Airport Rd in Santa Teresa NM and is identified as being in Township 28 South, Range 3 East, and Section 20; recorded on August 22, 2013 under Instrument # 1321266 in the office of the Doña Ana County Clerk. It is further identified by Parcel # R0310986.

Commissioner Don McBride moved to approve Case# CPUD (1) 19-001 in accordance with the staff recommendations and findings; the motion was seconded by Vice-Chair Commissioner Ronald W. King. The motion did not carry.

Commissioner Don McBride moved to disapprove Case# CPUD (1) 19-001 in accordance with the staff recommendations and findings; the motion was seconded by Vice-Chair Commissioner Ronald W. King. The motion carried a 5-0 vote.

Commissioner Don McBride moved to postpone Case# CPUD (1) 19-001 in accordance with the staff recommendations and findings until August 2019; the motion was seconded by Vice-Chair Commissioner Ronald W. King. The motion carried a 5-0 vote.

Chair Commissioner Robert Hearn	aye
Vice-Chair Commissioner Ronald W. King	aye
Secretary Commissioner Mary Werner	aye
Commissioner Mary Sue Erramouspe	aye
Commissioner Don McBride	aye

COMMENTS FOR ITEM 5A, Case# CPUD (1) 19-001: Submitted by Gonzalo Pinedo, a Planned Unit Development Overlay Zone (PUD) zone change request from a PUD Type 2 (Industrial Uses) to a Type 1 (residential commercial uses) for the purpose of establishing a 3 phase development composed of land uses such as commercial, high density residential and a mobile home subdivision. The 30.98-acre site is located on Airport Rd in Santa Teresa NM and is identified as being in Township 28 South, Range 3 East, and Section 20; recorded on August 22, 2013 under Instrument # 1321266 in the office of the Doña Ana County Clerk. It is further identified by Parcel # R0310986. Commissioner Don McBride stated that there should be an amendment to this permit because there should not be an industrial area next to a high school. He also added that they do not need more mobile parks in the area due to property value.

Vice-Chair Commissioner Ronald W. King stated that the arroyo takes an enormous amount of land and we all have seen it flood. This is a big issue and the County engineering department should address this before granting permit.

Commissioner Mary Sue Erramouspe, stated that all issues need to be addressed, getting more public input may help.

Secretary Commissioner Mary Werner stated that she did not like mobile home parks and did not think that was a place for it. She added that she thought it was not in the best interest of the community.

Chair Commissioner Robert Hearn stated that all they know about this case is four specified areas of land use mobile home park, arroyo, high-density housing and the commercial park. There are concerns about the traffic, flooding and other things, that will be worked on once they work on the details of the plan they want to present. I think that it is inappropriate to have the mobile home park next to the high school. I do

not think that is overall land use planning without a master plan. I am just uncomfortable with the overall plans.

Secretary Commissioner Mary Werner asked what kind of homes are they talking about, are they talking about duplexes, quadruples, or family homes? Because if they are going to have apartments and mobile homes I do not see single family houses being there.

Commissioner Mary Sue Erramouspe asked if this case could be changed back from PUD 1 TO PUD 2.

Chair Commissioner Robert Hearn stated yes it could be changed. We can table this case to a future date to get more public notified and allow the applicant to think about what he heard here today and maybe change some of the land use in place. The mobile home park seems to be the sticking point.

Commissioner Don McBride asked Mr. Luis Marmolejo, Dona Ana County Community Development to use visible signs to inform the public.

Chair Commissioner Robert Hearn asked if the applicant after hearing the input would like to do any changes.

Mr. Carlos Sandoval, Madrid Town Homes LLC stated that Mr. Gonzalo Pinedo, Madrid Town Homes LLC. Will consider canceling the mobile home park and change it for something else.

Chair Commissioner Robert Hearn asked Mr. Carlos Sandoval what would be reasonable time to bring this case back with changes.

Mr. Carlos Sandoval stated two months after asking Mr. Gonzalo Pinedo in Spanish.

Chair Commissioner Robert Hearn asked the board of commissioners and the public present if it was okay to bring this case back in two months for review and approval.

Mr. Art Ruiloba with his address at 171 Killdeer, Santa Teresa New Mexico asked Mr. Luis Marmolejo, Dona Ana County Community Development how many residents were notified.

Mr. Luis Marmolejo, Dona Ana County Community Development replied seven residents.

Mr. Art Ruiloba stated that he lives parallel to the arroyo and that only a few residents were notified. There is hundreds of homes in that subdivision and only seven were notified. I was notified of this meeting last week by one of my neighbor that live along that wall. I bet you that if these people were notified they will be here to at list have an opportunity to give out their opinions. First, that subdivision is made out of homes, different prices, but they're homes with infrastructure and you all want to approve a trailer park. I do not know where you all live but would you approve a trailer park next to your home. There is a lot of talk about Ordinance but what about the people that live there. I have lived there for 20 years and have flooding problems and I am not the only one. I have call the flood commission because I want them to be involved. We should have a master plan for residential homes with the proper space not mobile homes. I am fighting against the arroyo problem, I have and now I got to deal with this. The provisional government in Santa Teresa is in delegation we might be a City soon. Shouldn't we wait for the delegation be done? There are somethings already going on

in that property that people do not know about and are incorrect. He stated that if they want to develop the area they should present a master plan and no open use land permits.

Mrs. Lucila Oaxaca with her address at 173 Swift, Santa Teresa, stated that with the plans they are presenting how are they going to know what they are going to do with the arroyo. They already have flooding problems as is. Also, if they develop a trailer park the home values are going to go down. If they ever want to sell their properties, the value will not be the same. The traffic is a problem now and with all this development in place the traffic will be worst. I am a retired teacher and I don't see how the school district is going to fit this new population of students. One thing we need to know how they are going to pond the area we already suffer flooding problems. Ms. Oaxaca thanked the Commissioners and Dona Ana County staff for informing them of the future development and asked them to notify more residents.

Mr. Dan Brown with his address at 5312 Rio Bravo, Santa Teresa stated that he had some issues with the mobile park because they do not have any mobile home criteria in Sunland Park. As a developer, I am against the mobile park. Traffic and schools capacity is also a big issue for the area.

Ms. Amada Portillo with her address at 167 Killdeer, Santa Teresa stated that she did not receive a letter and that concerns her because her house is down stream of this area. If they do something to the land, her house is going to get flooded. She also stated that this was her first home purchase and that she was a single mom and did not want her home value to go down due to a mobile home park. She knew there are many great people living in mobile parks but that would lower our home value.

Mr. Art Ruiloba stated that he would like to request to have this case brought back and have a better effort to have more public input.

#### 6. OLD BUSINESS – DISCUSSION OF THE UNIFIED DEVELOPMENT CODE (UDC)

Chair Commissioner Robert Hearn informed the board of Commissioners that they are still working on the prospect of bringing over the UDC and there will be a presentation to the CRRUA board next Monday. He asked Mr. Luis Marmolejo, Dona Ana County Community Development if he will be giving the presentation that day and asked him to give them brief information on the presentation. Mr. Luis Marmolejo, Dona Ana County Community Development replied yes and informed the board of Commissioners that it will be a basic guideline of the UDC and Chapter 250 something very general, comparing both.

Commissioner Don McBride asked Mr. Marmolejo if he would be representing both.

Mr. Luis Marmolejo replies yes and explain that Dona Ana County represent both with no favoritism. We will be talking about procedures under both UDC and Chapter 250.

Chair Commissioner Robert Hearn informed the board of Commissioners that he is also in the CRRUA meeting agenda to make a presentation. The general idea is as Mr. Marmolejo just said it is to make sure that we all understand this is a CRRUA board issue. The object is not clear, but it is a great advantage to use UDC over Chapter 250 for the development in this area? We need to get all folks involved around the table without worrying about who is going to make a decision and find out what do we need to do to get the best job done around this area. Chair Commissioner Robert Hearn

invited the Commissioners to attend the CRRUA meeting next Monday, June 10 at 5:30 pm in the boardroom.

7. PRESENTATIONS

None

8. COMMITTEE REPORTS

None

9. ADMINISTRATIVE APPROVALS

None

10. STAFF INPUT


None

11. ADJOURNMENT

Commissioner Don McBride moved to adjourn the Camino Real Regional Utility Authority- Extra Territorial Planning and Zoning Commission meeting; the motion was seconded by Vice-Chair Commissioner Ronald W. King and Commissioner Mary Sue Erramouspe.

The meeting adjourned at 5:57 p.m. The motion carried.

**APPROVED AND ADOPTED** on the 5<sup>th</sup> day of August 2019.



\_\_\_\_\_  
Officer: CRRUA Extra-Territorial Planning and zoning Commission

  
\_\_\_\_\_  
Recording Secretary: Mary De Avila