

MEMORANDUM

TO: Chair Dennis R. Trujillo, Sandoval County Planning and Zoning Commission

FROM: Turquoise Trail Regional Alliance (TTRA) & East Mountain Protection Action Coalition (EMPAC)

DATE: November 26, 2024

SUBJECT: Formal Request to Postpone December 10 Hearing on ZNCH-24-005

By this memorandum, we hereby formally request postponement, until on or about January 14, 2025, of the Sandoval County Planning and Zoning Commission (“Commission”) Hearing, scheduled for December 10, 2024, on the matter of ZNCH-24-005, Request by PCR Investments (“PCR”), agent for Diamond Tail Ltd, for a Zone Map Amendment from Rural Residential/Agricultural District (RRA) to Special Use District (SU).

Our reasons for formally requesting hearing postponement are set forth below:

1. Holidays: As the Commission and PCR are well aware, the December 10 Hearing is scheduled well into the Holiday period. During this busy and stressful time, it is burdensome for members of the public to prepare for and participate in a public hearing on a matter as important and complex as ZNCH-25-005. A one-month postponement, to get through the Holiday period, would maximize public participation, which is surely in the interests of *all* parties.
2. Belated PCR document dump: PCR only recently, on or about November 22, 2024, provided to the public its background and supporting written materials relating to ZNCH-24-005 via the Commission website. This documentation includes 22 separate documents totaling several hundred pages of detailed and complex material (e.g., the Phase I Environmental Site Assessment alone is 223 pages in length!). It takes time for members of the public to process this amount of material. Since written public testimony to the Commission for the December 10 hearing must be submitted no later than December 6 (72 hours in advance), this means that the public has only been given two weeks to process the PCR documentation. This compressed timeline is unduly burdensome to the public, especially as it occurs over the Thanksgiving Holiday. Finally, we note that PCR failed to provide this documentation prior to the Commission’s initial ZNCH-24-005 hearing on October 8, 2024, and again failed to do so in advance of the follow-up hearing, originally scheduled for November 12, 2024.
3. Ongoing PCR public outreach meetings: PCR is still conducting public outreach meetings, pursuant to Commission request at the initial ZNCH-24-005 public hearing on October 8, 2024. Three of those outreach meetings are scheduled to occur on December 4 and 5 (and there may be other that we don’t know about). This means that the public will have only 1-2 days to process the information provided by PCR and prepare written testimony in response. This compressed timeline is, once again, unduly burdensome to the public.

4. Follow-up hearing postponement: The follow-up hearing on ZNCH-24-005 was originally scheduled for November 12, 2024. We understand that PCR requested a postponement of one month to have more time to prepare, a postponement which the Commission accommodated and granted. We ask for a similar accommodation and for the same reason, more time to prepare, for the reasons outlined in Points 1-3 above.

5. No compelling reason to expedite: We know of no compelling reason why the December hearing cannot be postponed one month until January 14, 2025. A one-month postponement will in no way derogate from the substantive or procedural issues relating to ZNCH-24-005.

If the Commission has any questions regarding our request for postponement, we urge you to contact us:

Karen Yank, President TTRA
hamonyank@cybermesa.com
505-269-9959

Dennis Kellogg, EMPAC Board
info@theempac.org
916-715-7066

cc: Daniel Beaman, P&Z Director
Doraida Arias, P&Z Assistant Director
Wayne Johnson, County Manager
Michael Eshleman, County Attorney