

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Appeal of the Zoning Application ZNCH-25-005  
**Date:** Wednesday, January 14, 2026 12:31:00 PM

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**From:** Marshall Nelson <marshallwnelson@gmail.com>  
**Sent:** Wednesday, January 14, 2026 8:45:55 AM  
**To:** Jon Herr  
**Subject:** Appeal of the Zoning Application ZNCH-25-005

Hi,

I would like to express my approval/solidarity with Appeal of the Zoning Application ZNCH-25-005 (Zoning Change and Cluster Homes) by Katherine Clark.

I disapprove of the original requested zoning change requested by Evan Kinsley and prefer no changes of zoning to protect Placitas' existing natural beauty and mostly single family detached home status.

Adding a development like this at the beginning of the neighborhood is not in alignment with the rest of Placitas.

Thanks,  
Marshall Nelson  
21 Roadrunner Trl, Placitas NM

This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Appeal of the Zoning Application ZNCH-25-005  
**Date:** Tuesday, January 13, 2026 2:44:32 PM

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**From:** Brower David <browerdp@gmail.com>  
**Sent:** Monday, January 12, 2026 3:54 PM  
**To:** Katherine Bruch; Jon Herr; Michael Meek; Jordan Juarez; Joshua Jones  
**Subject:** Appeal of the Zoning Application ZNCH-25-005

Dear Commissioners,

As neighbors to the rezoning and proposed development, we would like to let it be known that while we are unable to attend the public meeting, we support the Appeal of the Zoning Application ZNCH-25-005 (Zoning Change and Cluster Homes) by Katherine Clark.

Thank you for your kind attention,

Trudy and David Brower  
22 Roadrunner Trail  
Placitas, NM 87043

This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Appeal of Zoning Application ZNCH-25-005 (Zoning Change and Cluster Homes)  
**Date:** Tuesday, January 13, 2026 2:43:44 PM

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**From:** Anthony, Liesel <Liesel.Anthony@curiaglobal.com>  
**Sent:** Tuesday, January 13, 2026 8:37 AM  
**To:** Jon Herr  
**Subject:** Appeal of Zoning Application ZNCH-25-005 (Zoning Change and Cluster Homes)

Dear Commissioner Herr,

Regarding the zoning change to grant a condominium development of 7 units, 1,400 to 1,500 square foot residences on 1.85 acres of land near the La Puerta Real Estate Services complex, I side with the Appeal and **oppose the development**.

I am a resident of 46 Placitas Trails Rd. I support maintaining the beautiful open landscape thousands of residents get to enjoy in the Placitas area. The proposed development would negatively impact the surrounding area: increased traffic, pollution, and water usage from already limited supplies.

Thank you for taking my input into consideration.

Sincerely,  
Liesel Anthony  
46 Placitas Trails Rd  
Placitas, NM, 87043  
Tel: 505-301-4877

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This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Appeal of Zoning Application ZNCH-25-005  
**Date:** Tuesday, January 13, 2026 2:44:20 PM

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**From:** Jim LLOYD <jrl89@comcast.net>  
**Sent:** Monday, January 12, 2026 5:14 PM  
**To:** Katherine Bruch; Jon Herr; Michael Meek; Jordan Juarez; Joshua Jones  
**Subject:** Appeal of Zoning Application ZNCH-25-005

Dear County Commissioners:

We are in strong support for the appeal filed that protests the zoning change that would otherwise grant the development of a condominium near the La Puerto Real Estate Services complex by Katherine Clark!! (In other words, we do NOT want zoning changes that would allow cluster home development in the Placitas area). Thank you!

James (Jim) and Sue Lloyd  
11 Camino Cielo  
Placitas, NM 87043

This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Cluster Homes  
**Date:** Tuesday, January 13, 2026 2:42:47 PM

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**From:** Patricia Bender <[rbender125@comcast.net](mailto:rbender125@comcast.net)>  
**Sent:** Tuesday, January 13, 2026 12:09 PM  
**To:** Jon Herr  
**Subject:** Cluster Homes

Please vote **against** any zoning changes that would allow cluster homes in Placitas.

Thank you, Patricia Bender

This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: OBJECTION to Zoning Application ZNCH-25-005  
**Date:** Tuesday, January 13, 2026 2:45:08 PM

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**From:** Wayne Gaede <motorhead34@gmail.com>  
**Sent:** Monday, January 12, 2026 11:33 AM  
**To:** Jon Herr  
**Subject:** OBJECTION to Zoning Application ZNCH-25-005

I am opposed to the approval of this zoning change. I believe this request is inconsistent with existing Sandoval County Ordinances and the County adopted 2008 Placitas Area Plan.

Wayne Gaede  
32 Sage Hill Drive  
Placitas NM 87043  
505-934-5766

This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: oppose zoning change ZNCH-25-005  
**Date:** Tuesday, January 13, 2026 2:44:42 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**From:** Tammy McCarty <tammy@jitcfo.com>  
**Sent:** Monday, January 12, 2026 2:40 PM  
**To:** Katherine Bruch; Jon Herr; Michael Meek; Jordan Juarez; Joshua Jones  
**Subject:** oppose zoning change ZNCH-25-005

**Subject:**  
Change to grant a condominium development of 7 units, 1,400 to 1,500 square foot residences on 1.85 acres of land near the La Puerta Real Estate Services complex. An appeal has been filed by a homeowner abutting the development, protesting the zoning change. I support the appeal and oppose a change to zoning to allow for the condominium.

As a resident of Placitas, specifically Trails West, across 165 from proposed development, I do not wish to see the zoning change to allow for this development.

Please do not allow the zoning change.

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**Tammy McCarty**  
CEO



505-314-3344  
8100 Wyoming Blvd NE  
M4-213  
Albuquerque, New Mexico 87113  
<http://www.jitcfo.com>

This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: opposing development  
**Date:** Tuesday, January 13, 2026 2:44:51 PM

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**From:** W. Nickerson <[wnicke3@gmail.com](mailto:wnicke3@gmail.com)>  
**Sent:** Monday, January 12, 2026 11:38 AM  
**To:** Katherine Bruch; Jon Herr; [mmeek@sandovalcountynm.gov](mailto:mmeek@sandovalcountynm.gov); Jordan Juarez; Joshua Jones; W. Nickerson  
**Subject:** opposing development

As a homeowner in Placitas I oppose the development and side with the appeal.  
(Siding with the Appeal would be opposing the development)

re: The Sandoval County Commissioner will hold a special meeting to hear the Appeal of the Zoning Application ZNCH-25-005 (Zoning Change and Cluster Homes) by Katherine Clark.

Respectfully Walt Nickerson

This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Opposition to Placitas Condo Development  
**Date:** Tuesday, January 13, 2026 2:45:17 PM

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**From:** Carolyn Kilgus <carolynkilgus@gmail.com>  
**Sent:** Monday, January 12, 2026 9:58 AM  
**To:** Jon Herr  
**Subject:** Opposition to Placitas Condo Development

I am writing to you to voice my opposition to the development of a condo complex in Placitas. I stand with Katherine Clark and the residents who appeal the application ZNCH-25-005.

Carolyn Kilgus

**Carolyn Kilgus**

[carolyn2023.substack.com](http://carolyn2023.substack.com)

5 Stardust Court, Placitas, N.M. 87043  
PO Box 107, Ludlow, VT 05149  
(845) 597-7010

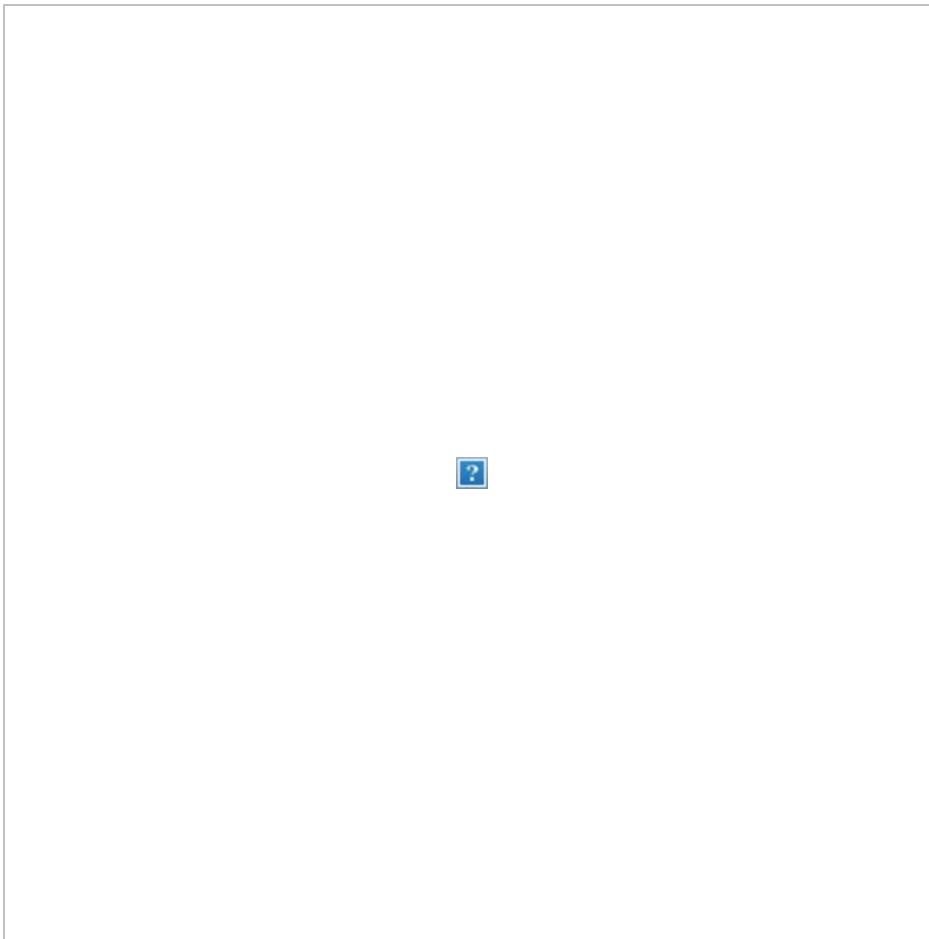
This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Opposition to ZNCH-25-005: Request by Evan Kinsley of Spiegel Kinsley Construction, LLC  
**Date:** Tuesday, January 13, 2026 2:47:07 PM

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**From:** George and Lisa <geolisafranzen@aol.com>  
**Sent:** Saturday, January 10, 2026 5:30 PM  
**To:** Jon Herr; George Franzen  
**Subject:** Opposition to ZNCH-25-005: Request by Evan Kinsley of Spiegel Kinsley Construction, LLC



**Sandoval County Commissioners**

**10 January 2026**

1500 Idalia Road  
Bernalillo, NM 87004

**Subject: Opposition to ZNCH-25-005: Request by Evan Kinsley of Spiegel Kinsley Construction, LLC**

Dear Commissioner Herr

The Eastern Sandoval Citizens Association (ES-CA), an organization representing the community of Placitas, strongly objects to zoning case ZNCH-25-005. We believe this request is inconsistent with existing Sandoval County Ordinances and the County adopted 2008 Placitas Area Plan.

A careful review by the County Legal Department should have identified the legal and procedural deficiencies that led to the denial of previous comparable zoning change requests, most recently ZNCH-20-001 (Homesteads), but also ZNCH-16-001 (Sage), and ZNCH-11-001 (Cashwell).

We respectfully request that the Commission reject the Zoning Commission's recommendation and deny case ZNCH-25-005. Thank you for your time and consideration of our concerns.

Sincerely,  
Signed  
George Franzen  
President, Eastern Sandoval Citizens Association (ESCA)

This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Placitas zone change.  
**Date:** Wednesday, January 14, 2026 12:31:29 PM

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**From:** gary bahlkow <42lafayette@gmail.com>  
**Sent:** Tuesday, January 13, 2026 10:28:03 PM  
**To:** Katherine Bruch; Jon Herr; Michael Meek; Jordan Juarez; Joshua Jones  
**Subject:** Placitas zone change.

Honorable Commissioners

Please accept my opposition to the zone change for the development in Placitas under appeal.

This zone change amounts to spot zoning.

Also, the Open Space component makes a mockery of the spirit and intent of Open Space.

Both of these objections set unfortunate precedent.

Please reject the zone change.

Many thanks for your consideration.

Gary Madee  
1 Calle Final  
Homesteads  
Placitas, NM 87043

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This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Regarding appeal meeting ZNCH-25-005 tomorrow January 14th  
**Date:** Tuesday, January 13, 2026 4:56:31 PM  
**Attachments:** [Tract Home Picture.pptx](#)

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**From:** Mark Huerter <mark.huerter@gmail.com>  
**Sent:** Tuesday, January 13, 2026 4:10 PM  
**To:** Katherine Bruch; Jon Herr; Michael Meek; Jordan Juarez; Joshua Jones; Mark Huerter  
**Subject:** Regarding appeal meeting ZNCH-25-005 tomorrow January 14th

Commissioners,

I am writing to all of you before tomorrow's meeting as I plan to attend as I see it is open to the public, but unfortunately it states no public comments will be allowed. My Wife and I built a home July 2024 in Placitas one exit up from this proposed project of tract homes. My In-Laws lived in Albuquerque for several years and we would always drive by Placitas when travelling up to Santa Fe. We fell in love with the area and relocated from Kansas City. If these cluster homes were present at the time, we would have turned right around and not even have gone in to look further, as they are an eye sore. If these are built, development in Placitas will slow and property values will decline as will property taxes. I am not against homes being built in this area, I am against cluster homes and the look. See attached PP as I have taken the liberty to show you all a better visual of how these homes will look 7 in a row. Definitely not what we want when people first enter Placitas. I am against any homes being built here (Would rather see a park/playground which we have none in Placitas), but if you decide to allow residential then limit the 1.85 acres to only have 4 homes built around a better design around a culdesac to make it more visually appealing vs a row of 7 homes that looks like 7 side by side fire stations. Owner tries to make a noble cause by stating he is building for the elderly, but also goes on to say for young professionals, teachers and healthcare workers. Bottom line is he will sell to anyone including investors. My Wife and I lived a short time in Tanoan while building our home and we lived by a section of tract homes that were owned by Investors that had lower income people living in them along with squatters in one home and I can't count how many times the police were called out because of domestic issues. So in summary, if the tract homes are allowed, development will slow, property taxes will lower with lower home values and crime could rise.

Thanks for listening

Mark A Huerter

This message is originated from an external organization

**From:** [Jon Herr](#)  
**To:** [Wayne Johnson](#); [Daniel Beaman](#)  
**Subject:** Fw: Resident response to Cluster Housing ZNCH-25-005  
**Date:** Tuesday, January 13, 2026 2:45:33 PM  
**Attachments:** [protest letter revised.docx](#)

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**From:** steven siegel <oporornis@yahoo.com>  
**Sent:** Monday, January 12, 2026 9:56 AM  
**To:** Jon Herr  
**Subject:** Resident response to Cluster Housing ZNCH-25-005

Dear Commissioner,

I urge you to vote with Katherine Clark against the re-zoning passed by P&Z on ZHCH-25-005. Wednesday, January 14. We do not need cluster housing in our community. I will give you my reasons in the attachment below. They may be a little different from others you receive.

Thank you for considering this,

Sincerely,

Steve Siegel

Placitas

This message is originated from an external organization

January 12, 2026

Dear Commissioner Herr:

I wish to go on record as opposing the zoning changes passed by the Planning and Zoning Board (P&Z) on October 14, 2025. Specifically, it is the action to append the Special Use designation to include the building of "Cluster Homes". I respectfully hope that you will approve Ms. Katherine Clark's plea to reverse the approval of cluster homes in Case ZNCH-25-005, when you vote in special session on Jan.14, 2026.

I have several reasons beyond the usual ones you have heard about quality of life, changing the neighborhood, property values, etc., although I wholeheartedly agree that the proposed development would be detrimental in all of those respects.

My issue, and it concerns you, too, is how all this judging gets done. It was well understood that the proposed development is not consistent with the Placitas Development Plan (Ordinance 10-18-18.7B4) and is not in conformation with the general ambience of the area which is one single family home on an approximate one acre lot. But the development was approved anyway...by changing the rules.

This development will place seven 1400-1800 square ft. contiguous homes plus the streets required on 1.85 acres. The developer (Spiegel-Kinsley LLC) proposed to call these cluster homes, and convinced the P&Z Board to alter the definition of Special Use (SU) land development to include cluster homes. This is an egregious miscarriage of the meaning of our laws. What happened was not simply applying a different rule for this developer by changing the zoning of the land to residential. That would be bad enough, but P&Z effectively condoned rewriting the statute to include a new activity in SU, building cluster homes, at the behest of an applicant. That is a legislative function, and not in the purview of an individual Board. Is it not?

The vote was 5-1 in favor, with Commissioner Susan Harrelson being the sole dissenting vote. Commissioner Harrelson had some very pertinent objections. She had seen the architectural plan of the development. She commented, correctly, that the usual understanding of cluster homes is that approximately 50% of the land is used for construction and the remaining approximately 50% is to be reserved for open space. Open space as defined in Sandoval statutes is for "active recreation or preservation of the environment".

Mr. Kinsley, the applicant, displayed the land use map which showed about 10% for what he described as cookouts or get-togethers. A larger portion was labeled "Utility Tract". A utility tract is land set aside for above and below ground infrastructure such as

gas, electric, sewers, etc. It is definitely not for recreation, and for safety, may even be fenced off. He said that the cookout and utility tracts amounted to about 50% of the land, and was open space. It wasn't even close to 50%. I don't have the map to show you, but you can see it on the P&Z video at:

[sandovalcountynm.new.swagit.com/videos/358079](http://sandovalcountynm.new.swagit.com/videos/358079). Go to 55 minutes, 28 seconds.

Since the site plan didn't conform to what is defined as a cluster home development, Comm. Harrelson said it was not a Cluster Housing Development, but High Density. No one wanted to include high density residential in SU. A representative from P&Z staff said that there were two different definitions of Cluster Housing Development in the Statutes, so it didn't matter if this project didn't conform to the one the Commissioner was referring to, and caused the discussion to end. What he left out was that the other definition refers to Family Cluster Development, where all the residents are related, clearly not the case here. But the Board just let it all go.

This was not the end. At the October 14<sup>th</sup> P&Z meeting, documents from five Placitas residents were on display, each one in favor of the development. They quoted diversifying Placitas, and especially how wonderful Spiegel-Kinsley was for providing homes for elderly folks who want to transition to smaller housing, or for others who wish to take advantage of "affordable" housing. Once again, Commissioner Harrelson had pertinent questions. She conjectured that 1800 square feet is not exactly a small house, especially if you're old and have to take care of it. Mr. Kinsley countered with something like; "Well, we might be making them 1400 square feet". Then a Commissioner (I think it was Comm. Harrelson) asked how much the properties would sell for. "Under \$500,000" replied Mr. Kinsley. When has half a million dollars for a 1400 square foot house been affordable? If building affordable housing in Placitas is the rationale for this, it won't fly.

Finally, Commissioner Brown brought up a case from 2020. Homestead Development Company sought to build a cluster of townhomes on a 4.32 acre lot adjacent to the Merc (a small mall in Placitas on Hwy 165, perhaps a mile east of the property under scrutiny today). P&Z denied that development in 2020. Comm. Brown said that it would be desirable if the current commission could make a decision consistent with the one made at the Merc in 2020. He asked if anyone in the room remembered why that development was denied. No one did, and the matter was dropped.

I know what happened those 6 years ago. The Board denied the application because the development would have increased traffic and congestion on Hwy 165, conflicted with the Placitas Area Plan, and would have changed the rural character of the Village. These are exactly the same objections as today! The difference was that in 2020 residents learned about it, there was a hue and cry from them and the Commission listened.

This time is different. The original decision by P&Z was almost 3 months ago. There was some notice to the public, obviously, but the meeting was sparsely attended. Even a prominent organization like the Eastern Sandoval Citizens Association only recently learned about it and sent out a message to attend the Commission meeting just four days before it will happen. Few know about this, as few knew about October 14. That is why the hue and cry hasn't happened.

My final request, and it is respectful, is to ask you to publicize proceedings like these well in advance and prominently. Why is it that we all know what the President is doing minute to minute, but know practically nothing about local government, which is much more important in our daily lives. Some people don't want to look and have to be coaxed out of their holes. Other residents have the feeling that their elected officials don't care about them and would rather just deal with applicants looking for favors. Of course it's not true, but it is a widely held perception. It shouldn't be. Like Smokey The Bear says "Only you can fix it."

With Best Regards,

Steve Siegel

Placitas

