

Wayne Johnson

From: Robert Gorrell <nrmgorrell@gmail.com>
Sent: Monday, March 2, 2026 11:27 AM
To: Daniel Beaman
Cc: P&ZComm; Commissioners@sandovalcounty.gov; George Franzen; Wayne Johnson; Robert Gorrell; Katherine Bruch; Terrie H Gorrell
Subject: Fwd: Opposition to ZNCH-25-005: Request by Evan Kinsley of Spiegel Kinsley Construction, LLC

P&Z Director Beaman,

I respectfully request that this letter of opposition to ZNCH-25-005 be posted appropriately on the P&Z website. It was sent originally on January 11, 2026 and it was never posted.

Thank you!
Bob G.
M 505-301-4021

----- Forwarded message -----

From: **Robert Gorrell** <nrmgorrell@gmail.com>
Date: Sun, Jan 11, 2026 at 4:52 PM
Subject: Opposition to ZNCH-25-005: Request by Evan Kinsley of Spiegel Kinsley Construction, LLC
To: Katherine Bruch <kbruch@sandovalcountynm.gov>, <jherr@sandovalcountynm.gov>, <mmeek@sandovalcountynm.gov>, <jojuarez@sandovalcountynm.gov>, <jjones@sandovalcountynm.gov>
Cc: Terrie H Gorrell <terriehg@gmail.com>, George Franzen <President@es-ca.org>

Dear Honorable Commissioners,

We are writing as long-time residents of Placitas to respectfully request that the Commission reject the Zoning Commission's recommendation and urge you to deny case **ZNCH-25-005**.

Our opposition is based on the following primary concerns:

- **Inconsistency with Established Plans:** The proposal conflicts with existing Sandoval County Ordinances and the 2008 Placitas Area Plan (PAP), a document we and many community members helped develop to preserve the unique character of our area.
- **Procedural Deficiencies:** This request mirrors previous rezoning attempts—specifically **ZNCH-20-001 (Homesteads)**, **ZNCH-16-001 (Sage)**, and **ZNCH-11-001 (Cashwell)**—all of which were denied due to legal and procedural flaws. During the Planning and Zoning (P&Z) hearing, legal counsel admitted they had not reviewed the request for legality, a disclosure that led to the visible dismay and possibly to the subsequent resignation of a P&Z Commission member.
- **Lack of Comprehensive Planning:** While we do not fundamentally oppose cluster housing, such developments should be integrated through transparent planning. For instance, we support the high-density zones already established in the Petroglyph Trails Master Plan.

Any modification to the PAP must be deliberate. We support future revisions to identify appropriate areas for affordable, smaller-scale housing that allows residents to age in place. However, the current recommendation bypasses established law and procedure to force an incompatible development into our community.

Thank you for your time and for considering our concerns regarding the integrity of our local planning and zoning process.

Sincerely,

Bob and Terrie Gorrell
22 Montana del Sol
Placitas, NM 87043

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