

Daniel Beaman

From: Deborah Coffey <dscoffey01@aol.com>
Sent: Wednesday, March 4, 2026 11:23 AM
To: Daniel Beaman; Katherine Bruch; Jon Herr; Michael Meek; Jordan Juarez; Joshua Jones
Subject: Representatives for Sandoval County, Zoning Issue Concerns 3/4/2026

To: Daniel J. Beaman, Sandoval County, Director of Planning and Zoning, dbeaman@sandovalcountynm.gov

Sandoval County Commissioners:

Cc: kbruch@sandovalcountynm.gov

jherr@sandovalcountynm.gov

mmeek@sandovalcountynm.gov

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To the above representatives for Sandoval County,

I am concerned about a potentially disastrous zoning Issue for all of Placitas. A landowner at 2 Calle Taraddei in the Tecolote area of Placitas has requested a zoning change for his 14 acre parcel of land from Rural Residential Agricultural (RRA) to Special Use District (SU). This parcel is NOT located along NM 165 in one of the Commercial Overlay Zones but instead is **entirely surrounded by residential properties**. The reason this is so alarming is because if the landowner is successful then the parcel will be zoned to build almost anything from a cluster housing development to the “processing, stockpiling, or distribution of rock, sand, gravel, clay, pumice, scoria, decomposed granite, or similar materials, or batching plant” according to the Comprehensive Zoning Ordinance (CZO). The landowner’s rezoning application states he intends to use the parcel for the “construction of a vineyard/orchard/small winery/event center/overflow parking, garbage truck parking and multiple family housing units at some point in the future.”

From late 2023 to mi- 2025, this landowner had illegally been using the property as a gravel/rock yard for storing and hauling gravel, rock and dirt in and out of the property using large commercial trucks and earth moving equipment owned by his family’s business. When asked what he was doing on the property, he stated he was “building a vineyard” or, sometimes “building a new house.” Yet, after almost two years of constant activity, it was still just cleared land with lots of large piles of rock, dirt, gravel and heavy truck traffic. After multiple complaints and then warnings, he was served with a cease-and-desist order by a zoning code inspector. And now, a few months later, he’s applying for a Special Use rezoning which is highly disconcerting to the neighborhood.

As Placitas residents, we are not opposed to the creation of a vineyard/orchard/winery on the property or limited family housing because both are allowed uses under the current RRA zoning. However, the event center and overflow parking are objectionable as well as “the parking/storage of family-owned garbage trucks” because those all fall under commercial zoning guidelines and nowhere else in all of Placitas are there commercially zoned properties tucked into RRA neighborhoods. Additionally, there is no guarantee that any of this will be built once the rezoning is confirmed. But most importantly of all is the precedence it sets for Placitas homeowners if they are no longer able to rely on RRA zoning to maintain the rural “character of low-density residential and agricultural development” as stated in the Sandoval County CZO and the Placitas Area Plan. In all of Placitas, the only other property zoned SU and not located along the 165 commercial corridor are the ten-unit residential townhomes in Placitas Trails built by Tom Ashe in mid 1980s.

I wish to go on record as **not** supporting this zoning change. I am on travel and cannot attend in person the March 10th Planning and Zoning meeting.

Sincerely,

Deborah Coffey

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