

SANDOVAL COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING AGENDA
COMMISSION CHAMBERS
AUGUST 20, 2026 – 10:00 A.M.

1. CALL TO ORDER

Chair Juarez called meeting to order at 10:00am. Present were Chair Juarez, Vice Chair Herr, Commissioner Bruch and Commissioner Jones.

2. APPROVAL OF AGENDA

Vice Chair Herr made a motion with the modification that items B&C to be the first to be heard and A to be last, seconded by Commissioner Jones. Chair Juarez, Vice Chair Herr, Commissioner Bruch, and Commissioner Jones voted yes. Motion passed unanimously.

3. APPROVALS

A. Case #CU-26-001 – Appeal of P&Z Commission's Denial of Conditional Use Permit

Chair Juarez made a motion with the approval of the design constraints within the ordinance the condition included would be the residents could help pick the design, the applicant would be called back and reopen the hearing for that purpose, to see whether they would accept or reject that design, seconded by Vice Chair Herr. Chair Juarez, Vice Chair Herr, Commissioner Meek, and Commissioner Jones voted yes. Motion passed unanimously.

B. Hearing of case ZNCH-26-001 – Appeal 1 – application submitted by Jonathan and Antoinette Dominguez appealing the P&Z Commission's decision not to allow an Event Venue as part of the Special Use that was recommended for approval.

Vice Chair Herr made a motion to approve and adopt the order of remand and appeal of zoning application ZNCH-26-001 as presented remanding the matter back to the planning & zoning commission, to enter findings of fact and conclusions of law, seconded by Commissioner Bruch. Commissioner Jones, Commissioner Bruch, Vice Chair Herr, and Chair Juarez voted yes. Motion passed unanimously.

C. Hearing of cases ZNCH-26—001-Appeal 1, ZNCH-26-001-Appeal 2 and ZNCH-26-001-Appeal 3.

Chair Juarez, before the hearing of case CU-26-001 request by Scott Quinn on behalf of Pinnacle Consulting Sons State Powers, and Verizon Wireless for conditional use permit for the construction of telecommunications tower and equipment compound for subdivisions Placitas homestead tract 5A-1A-W Placitas New Mexico I will read the following procedural statement into the record to ensure all parties and the public understand how these proceedings will be conducted.

The nature of this proceeding is a Quasi-judicial appeal for planning & zoning commission's decision; unlike a standard public meeting this board is acting in a capacity similar to a court of law. Our role is to determine if the planning & zoning commission properly applied the Sandoval County comprehensive zoning ordinance and state law. Beyond the record requirement as pursuant of section 22.B county ordinances this appeal is conducted strictly on the record. This means the board is limited to reviewing the evidence, testimony and exhibits that are presented to planning & zoning commission at the original hearing on May 19,2026.

First County Staff will provide a brief overview of the case planning & zoning commission's findings, second the appellant will have 15 minutes to present their appeal, third representatives of the parties of record will have a total of 20 minutes to respond, finally the appellant will have 5 minutes for rebuttal limited strictly to the points raised by the parties of record. The decision standard following the presentation the board will deliberate our decision, and it will be based on whether the P & Z Commission actions were supported by substantial evidence.

4. COMMENTS FROM THE COMMISSIONERS

No Comments.

5. ADJOURN
Meeting concluded at 10:04am

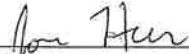
DONE IN BERNALILLO, NEW MEXICO, COUNTY OF SANDOVAL, THIS 9th DAY OF SEPTEMBER 2026


ANNE BRADY-ROMERO, County Clerk


JORDAN JUAREZ, Chairman

APPROVED AS TO FORM:


MICHAEL ESHLEMAN, County Attorney


JON HERR, Vice Chairman


KATHERINE A. BRUCH, District 1


MICHAEL MEEK, District 3


JOSHUA A. JONES, District 5