

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
March 4, 2013**

MINUTES

1) Residents to Address Commission (Non-Agenda Items)

None

2) Call to Order

Chairman Garrison called the meeting to order at 6:30 pm.

3) Roll Call

Present were Chairman Garrison, Commissioners Eastman, Hulse, Craig, McAda and Planning & Zoning Officer Loretta K. Hatch.

4) Pledge of Allegiance

5) Approval of Agenda

Motion by Commissioner Eastman to approve. Seconded by Commissioner Hulse. Carried unanimously.

6) Approval of the Minutes:

Motion to approve Minutes of the February 4, 2013 Planning & Zoning Commission Meeting by Commissioner Hulse. Seconded by Commissioner Eastman. Carried Unanimously.

7) Old Business

8) New Business

A. Request for Special Use Permit as per Ordinance 10-1-14

Sections 11 & 12 Township 7 north Range 2 East Lots 19 & 20
By Henry & Kathy Holmes
For the purpose of constructing an Adult Assisted Living Village.

Mrs. Hatch: Yes, that is basically it. I feel like I need to give a little explanation first.

Chairman Garrison: Okay.

Mrs. Hatch: We're hearing the Special Use Permit tonight because they need to know that they're going to be able to build this type of facility on that property before any type of subdividing or anything like that happens. That can be contingent. But that is the reason why the Special Use is coming before the subdivision. Am I clear on that? Do I need more explanation?

Chairman Garrison: No. It's clear.

Mrs. Hatch: Okay.

Commissioner Hulsey: I have a question. We're calling it Lots 10 & 20 isn't it 19 & 20?

Mrs. Hatch: It's 19 & 20. I apologize. So basically, it's to build an assisted living home facility. Beehive homes. I will let him (Mr. Holmes) tell you more about that. You have information in front of you, plans and phases in front of you so you can see how the project is going to turn out through time. There's some development plans behind that. I'll just have you ask Mr. Holmes any questions that you might have about it.

Chairman Garrison: Okay, would you please give the oath?

Mr. Henry Holmes 1295 Calle del Oro, Bosque Farms, NM 87068 sworn in.

Mr. Holmes: Good evening. I'm Henry Holmes. This is my wife Kathy Holmes. We've lived here in Bosque Farms for 6 years approximately. We are the parents of five kids and the grandparents of twelve and a half grandchildren. I'm a Registered Nurse. I have been for seventeen years. I worked in trauma for about thirteen of those years, managed an emergency room for two of those years. Kathy and I have run and facilitated several businesses. One of which was, she has a home décor furniture store right now. We run several businesses.

Let me back up a little bit and tell you a little story about where I'm coming from and why we plan to put in assisted living. About seven years ago, my Mother got pretty sick. She was in Utah. She went from a hospital stay into a nursing home. While she was in the nursing home she began to have both kidney and heart failure and by doing so she had what they call Third Spacing were she began to put fluids in places that fluids are not supposed to be, which formed large blisters on her legs below her knees to her feet. In the nursing home some well-meaning nursing assistants, she slid down bed and they grabbed her and pulled her up in bed and tore all the skin from her knees to her feet and she died a miserable person. I was quite appalled at that because that was a nursing home and they should have known better. Approximately a year and a half after that my Father had to go into an assisted living home. I got three phone calls while he was in the assisted living home. Remember that most assisted living homes do not have an in house registered nurse. They have skilled people but there not really skilled as a nurse is. I got three calls, one of which was they had given my Father the wrong pills. They had given him someone else's medication and he had to go to the Emergency Room because of that. Two other times they contacted me and told me that they had given him twice the dose of his medication both time he had to go to the Emergency Room. My thoughts at that time were, you know I can do a whole lot better than this. So as we thought about that

Kathy and I decided we should put in an assisted living home. We considered it but in the back of our minds we thought there is too many other things going on in our lives. We have businesses to run. I work at the Veteran's Hospital and we've just got too many things going on.

We were approached by my daughter who asked if we had talked to Jay Manning a gentleman who owns these assisted living homes, Beehives Homes in Albuquerque. We went and talked to him and found that Beehive is really an outstanding assisted living home. They are prone in the forefront of technology. They've got some really neat things that are coming forward. So we got involved with that. Things just starting happening and falling into place.

We started looking for a piece of property. This piece of property became available and it had two lots on it. And you're looking at funding and financing for this we found out that we needed to have, for each home, there had to be a separate lot of its own. And it had to have that lot associated with the home in order to get the financing we are looking for. That is why Ms. Loretta had mentioned that we are trying to decide how this is going to play out before we go ahead and ask for the subdivision to put three lots out of two lots. So that we can have one lot for each home.

The first home that we are putting in is going to be a standard home. Let me make sure that you understand, this is not a rehab center. This is a senior/adult assisted living home. It's prior to a nursing home and it just after a senior's independent home.

The second home will be a memory loss which is about seventy percent of adult seniors when they get to the point where that's one of the things they run into is the problem of memory loss. It can be dementia. It can be Alzheimer's. It could be several things that incorporate memory loss. It could be standard memory loss for adults.

The third home will be a standard assisted living home.

We will have phases one, two and three. Phase one will also have in it an activity center which will allow us to have adult daycare. We think that is something that is really needed in the area. This generation is a little bit different from the generation that I was in where we brought mom and dad into the home and took care of them. Now a day's both people in the home work and they don't have a place to put mom and dad. We want to put together a really nice home that gives them an opportunity to do the things that they want to do not that they are forced to do. It will also give people the opportunity to put adults into a daycare setting.

I will be involved in it. I am not going to quit the Veteran's Hospital until we get this thing up and running, but we will be running it both my wife and myself. That is basically what we are looking for. It's going to be a Beehive Home. All three of them will be Beehive Homes.

The ones we are looking at have brick and not the tile roof, but the interior is all the same. They are laid out with fifteen resident occupancy per home. That will give us a total of forty-five. The study that was done by Beehive said that the area of Peralta and Bosque Farms, there is enough population to allow for three homes at fifteen residents. We have already had four or five and we have just been talking to people that we are thinking about doing

this. They wish we were ready now. Even the Mayor said we needed to get a room for him. I said it's going to have to be next to my room.

That's what we're hoping to do and we are hoping to get approval for the Special Use Permit so that we can press forward.

There will be an total of eleven people employed at this facility.

Commissioner Eastman: Are any of these rooms going to be doubles?

Mr. Holmes: We thought about that but no. There are two or three rooms that will be a little bit larger to where they can be doubled if a person or couple decides to do so. But generally there standardized rooms. I think each room has three rooms that are a little bit bigger that can be. They will accommodate a full size bed or a twin bed without much problem. So if you wish to put two people in there you could. Generally when people come into an assisted living they are at the point where their needs, independence is gone and they need someone to watch them and keep an eye on them.

Commissioner Eastman: Right. Looking at your application I don't see one part. And maybe you can clarify this for me. One of the requirements is an area map showing the location, type, use and size of all structures on adjacent properties within 200 feet of the proposed development. I don't see that.

Mrs. Hatch: It should be one of the fold out maps in your packet.

Commissioner Eastman: I see the fold out map with the plats. I don't see one with the building on it. And the usage and I don't see anything from across the highway which would be within the two hundred feet.

Mrs. Hatch: One hundred feet.

Commissioner Eastman: Two hundred feet.

Mrs. Hatch: For Special Use.

Commissioner Eastman: You've included the application here. Number F.

Mrs. Hatch: Okay. I apologize I thought it was for 100 feet but I can get you that.

Commissioner Eastman: That doesn't include the right away and the road. So it would be, we need the lot across the street or lots however many there are. And granted I don't think we need to know exactly what each building is around here, because most of them are just houses. But that part of the application is missing. It certainly would need to be there by the time the Village Council looks at this.

Mrs. Hatch: I apologize.

Commissioner Eastman: Besides that and this is a minor glitch, I think. I think you have your order of the building of the houses backward.

Mr. Holmes: I did not. House one will be. Maybe you need to explain what your addressing.

Commissioner Hulseley: It's the area map.

Mr. Holmes: The first home will be sitting on the north part of the first lot which we are calling lot one, lot 20. Lot 20 will be shrunk down a little bit. And that is where the first house will be set.

Commissioner Eastman: Right.

Mr. Holmes: The second house will be on the west side of the property and the third house will be on the east side of the property.

Commissioner Eastman: Well, that's what we kind of thought but, the drawing shows it.

Mr. Holmes: Oh, I'm sorry. The way it was supposed to be was, would have been the north the west oh no that doesn't count. I'm sorry. That was when we first started talking about this about six months ago.

Commissioner Craig: So on that one page it's number three is actually number two.

Commissioner Hulseley: Correct.

Commissioner Eastman: The west house is the second house.

Mr. Holmes: That is correct.

Commissioner Eastman: And they are all going to face inward to the little U-shaped lawn.

Mr. Holmes: That is correct. The parking area, the landscaped area.

Commissioner Eastman: Okay. At this point I'm going to defer to the other Commissioners because part of the requirement of the application is to have a whole bunch of technicalities. Which Mr. Hulseley is very good at. There probably in here, I can't tell. At this point I may want more questions, but right now I'm done.

Chairman Garrison: Commissioner Hulseley.

Commissioner Hulseley: The first thing that comes to mind is ponding. Have you considered the ponding?

Mr. Holmes: We have but our civil engineer that is working on that, he's not going to be here tonight. He had some family things going on. He said that that is being taken care of. That's part of the plan that we are going to have. He said that the ponds are going to be able to be drained within ninety-six hours or something like that. He said that their standard ponding. He said there shouldn't be a problem with that location with that size of buildings.

Commissioner Hulseley: Alright. And fencing around the property?

Mr. Holmes: Well one of the things I do and do still own as a partnership in a vinyl fence company. So we will have fencing that is going to be nice good looking fencing. It's not going to be shoddy looking. We are going to build

something very nice. I still have access to vinyl fencing. So it will be a vinyl fence.

Commissioner Hulseley: It will be a solid fence of some type?

Mr. Holmes: Solid on the back on the north side. We are not probably going to have it solid on the front side where the highway is. And then we are going to talk to the neighbors and see if they want block toppers on their cinder block fence that goes across there. If they don't then they have already got an established fence already there. I think it is only four and a half, five feet. And I thought they might want to move it higher.

Commissioner Hulseley: It's required six foot.

Mr. Holmes: Then that would be something I could provide.

Commissioner Hulseley: Solid fence.

Mr. Holmes: Solid fence.

Commissioner Hulseley: North and west.

Mr. Holmes: It would be north and west. Yes. Correct.

Commissioner Hulseley: I noticed on your map that you are converting everything to lot nineteen A, B, C. Is that what you are trying to do or are you leaving it with 20 and 19 A and B?

Mr. Holmes: Twenty is going to be shortened just a small amount. We are going to turn the two, lot twenty and the southern part of lot twenty will be established as lots B and C. What we are requesting is to establish lot A as a shorter part of twenty and then B and C will be divided up between nineteen and a little bit of twenty. The division will be a north south division instead of an east west division as it currently is.

Commissioner Hulseley: North south division.

Mr. Holmes: Yes. That is correct. So that the home will be sitting facing, it will run north and south, but it will be facing East on number two. On the third building, it will be facing west, but it will be running north and south. We are trying to get each lot so that it will associate to each home.

Commissioner Hulseley: Your latest drawing that we just got shows nineteen A, nineteen B and nineteen C.

Mr. Holmes: That would be pretty small. I don't think that would qualify.

Commissioner Hulseley: We are going to leave this a lot twenty. Correct.

Mr. Holmes: That is correct.

Commissioner Hulseley: And your going to take portions off of nineteen.

Mr. Holmes: That is correct. This is the division between nineteen and twenty now. The lot we are going to split is going to come here and the division will come here. So this will be lot A and B and C.

Commissioner Eastman: So the numbering should be changed.

Mr. Holmes: The numbering should be changed.

Commissioner Hulseley: Everything is going to one lot.

Mr. Holmes: Yes. The reason behind that is that once we get this established we are doing away with all of the boundary lines. So there won't be lots A, B and C, nineteen and twenty. It will be one lot. And that's coming after we get a, what is that called Loretta? I'm sorry.

Mrs. Hatch: They are basically going to vacate the property lines to one lot.

Mr. Holmes: We are going to make it one property.

Commissioner Eastman: Once it is all done?

Mr. Holmes: Once we get all three of the homes on. Then we are going to vacate the lines and it will be one property.

Commissioner Hulseley: Okay. So that answers that question.

Commissioner Eastman: Mr. Chairman, while he is thinking I have another question. You were talking about the fencing and of course on the front which is the highway, obviously we don't want a six foot solid fence. What precautions are you going to take to keep the memory challenged people from wondering out on the highway?

Mr. Holmes: On the west side on the back part of it, that will have its own fenced in area. It will be a recreation area. There will be security for the home going in and coming out. It will have a key lock. It will have a pad lock which is a combination lock that has to be accessed both going in and out. On the memory loss side there will be a fenced area that will be distinct and different from all the rest of the units that will be just for the memory loss people.

Commissioner Hulseley: Good question.

Chairman Garrison: Commissioner Craig.

Commissioner Craig: If you can come and approach and show me on this map what you showed Carl because I didn't pick all of that up.

Mr. Holmes: This right here is the current one. This is nineteen and this is lot twenty. What we are proposing to do is make this lot A, and this split through her so we will have a second one here and this will be one, two and three. Or A, B and C. This will be the first home. The memory loss home. And this will be the other standard home. And access will come in through this way here, off of this.

Commissioner Craig: Alright. Thank you. Would this be considered a residence? I mean it is kind of a business and a residence.

Mr. Holmes: It is a multiple residency for elderly people.

Commissioner Craig: Is there a requirement here in Bosque Farms for lots to be of a certain size for a residence?

Commissioner Eastman: Yes.

Commissioner Hulsey: Yes.

Commissioner Craig: Three quarters of an acre.

Commissioner Eastman: Yes. And it is a bit of a quandary because in the commercial zone you can have lot sizes as small as a quarter of an acre for a row of businesses for instance. But it does say that any lot under residential use must be three quarters of an acre. And I can't see any way to get three, three quarters of an acre out of this property, so maybe somebody can explain that.

Commissioner Craig: It's only about an acre and a half or so.

Mrs. Hatch: If I may though, this is a commercial endeavor.

Mr. Holmes: Commercial venture.

Mrs. Hatch: Correct.

Mr. Holmes: One of the things that is a qualifier is that people will be coming in this and going out of it. They are not going to be setting up and owning their own residence. It will be my place which will be a commercial building which will be a commercial home for those people. So the qualifying is if you're going to live there and buy that home then that's a residence. They are not going to be buying. They are going to be actually I guess you would say maybe renting. They are going to be staying in my commercial building. I don't know if there is a problem with that or not but in looking at that, that was one of the things we found was that....

Commissioner Eastman: I don't know if there is a problem with it or not. I am just a bit confused because it is commercial which has slightly different requirements than residential, but yet we are calling it a residential facility.

Mr. Holmes: Actually the name is an assisted living home. The only reason we call it a residence is that we call the people that live there residents or occupants. They ran into the same kind of a situation in Farmington. That was one of the things they looked at and addressed the very same way. It was a commercial business that people who were coming in were not buying a place, they were actually coming there for care and consideration. When they come in for care and consideration it falls more under a commercial cooperation similar to a clinic or a I don't want to go so far as to say a hospital, but they are coming in for care and consideration. They are not coming in there just to live but for care and consideration. In other words, they are passed the point of being able to be independent, on their own. Somebody had to be able to take care of them and that then falls under a commercial thing. It may be different here, but I know that was the address they had in Farmington.

Commissioner Eastman: I am totally in favor of this and we have addressed this before. It's like a hybrid between a residence and a commercial.

Commissioner McAda: It's a business.

Commissioner Craig: It's a business.

Commissioner Eastman: It is a business.

Mr. Holmes: It is. But that is something that I think has to be established here. To appease those that are going to be approving it.

Commissioner Craig: My next question is more, and you've just addressed it, is about the type of assisted living, care, as I understand it there is different types of assisted care.

Mr. Holmes: That is correct.

Commissioner Craig: One might be where you go into a facility like this and they cook and clean and wash your clothes but you are still able to kind of do some things. They are basically taking care of you I guess. In terms of everyday things. And then maybe there is a kind of progression from there in terms of a person starting to fail. Is that true?

Mr. Holmes: That is true. The way that actually works out, is that when a provider or a doctor in most cases declares you unfit and incapable of taking care of yourself, then it has to go to another level. If you are memory loss or you have dementia the care giver may be telling you, a son a daughter, whoever is the responsible party, they are the ones then who have a say in where you go and what happens to you. Our responsibility and what our goal is to maintain as much independence as a person can maintain, however, being safe and watchful in that same sense. So there will be some, and they do have them in the Albuquerque area where you have complete independence. They have a vehicle and they still drive. They come into the home and that's where they stay at night. But I doubt that is going to be the standard or the rule. That will be more the exception. The rule more often than not is that you watch them twenty-four seven.

Commissioner Craig: So they are going to have to have some kind of care. Twenty-four hour care.

Mr. Holmes: That is correct.

Commissioner Craig: There will be employees there twenty-four seven taking care of maybe a range of individuals. Now, you said that at some point you will be working there. You are a Registered Nurse.

Mr. Holmes: I am a Registered Nurse. Yes. I worked trauma for thirteen years and been involved with emergency rooms for, which gives me a little bit of and edge on most assisted living because where I normally would go into would be a nursing home. Where my skill level would be such that I can see what needs to take place. I can do the medications. I can see that the person that something is happening to them, whether it is a skin break down or seeing things prior to. That's what one of my rules was in an emergency room was to actually be watching for things to take place prior to them taking place. I got pretty efficient and pretty good at it. Another thing I've gotten good at is working with people and families when a person dies. I don't have a problem with death. I work very well with people with death. One of the things that I want to mention is that Kathy and I are very God fearing Christian people, but we are very tolerant people. This point in time in a person's life is not a time to challenge their faith. It's a time to build their

faith and strengthen their faith before they step past the grave. So we are pretty good about that and I think I have a very good handle on how to do that and what to do in those situations.

Commissioner Craig: It just so happens that I was watching the news tonight before I came to our meeting and they had a report on an assisted living care facility somewhere, I don't know Phoenix or New York. I don't know where it was, but apparently a resident there needed CPR...

Mr. Holmes: DNR orders. Do not resuscitate. Intubate?

Commissioner Craig: I guess. And the policy of this particular organization was that they could not give CPR. And I guess this person died.

Mr. Holmes: You are bound by regulations, however if there is no orders given and it has not addressed and not clear, you are to immediately initiate CPR. But if there are orders such that so not intubate, do not resuscitate, then...

Commissioner Craig: From the patient?

Mr. Holmes: From the care giver. One of the things that I have observed, and I say this cautiously, sometimes the care giver or the responsible party is more in tuned to wanting mom or dad or grandma or grandpa to go ahead and pass on and that becomes sort of a shady line. If they put in DNR, DNI orders you are somewhat obligated to follow those orders by law, which means you do not initiate resuscitation. However, if a person is down and you are not administering care, then you are liable. So you can do things to help a person without initiating resuscitation. I've broken more ribs than probably anybody cares to imagine initiating CPR and I do it very effectively, but I don't want to do it. It's an awful thing, but once you start you continue on. I am pretty good about knowing when a person needs to have that. I have done it for many a years.

Chairman Garrison: In this issue it was the policy of the home.

Mr. Holmes: Not only the policy of the home but it is under law. If there are DNR.....

Chairman Garrison: There was not a DNR. It was the policy of the home.

Mr. Holmes: Oh it was administrative.

Commissioner Craig: Yes.

Mr. Holmes: That's going to be a liability. You don't want to go down that road.

Commissioner Craig: Apparently there was a registered nurse there but she couldn't provide any CPR. Anyway, just because of that news report I saw it tonight and now we are here talking about assisted living homes being right here in our own neighborhood, certainly in your facility you would provide whatever, unless there was a DNR order, you would do what you could to keep that patient alive.

Mr. Holmes: My remark in on that is dignity in death.

Commissioner Craig: Yeah.

Mr. Holmes: I watched and helped, not helped, that's the wrong thing, I've watched people die and been involved while they have died to a great extent and the thing you want to do is make sure there is dignity in death. And that is what my goal would be with adults. I don't want to throw anyone under the bus, per se, and we are all going to die and there are a lot of things worse than dying sometimes. So my skill set was that I was able to see and work with that. Did I make mistakes? Yeah I made a few mistakes, but I think we all try not to make them. If we do, learn from our mistakes. Going on from that I think we can run a pretty effective, a pretty good home for adult people. Seniors. Seniors are in the final stages of their life.

Commissioner Craig: Thank you. I guess the next question that I have would be just in the entrance to the facility we are coming off of HWY 47, we turn on to Los Pinos and then there is the driveway that goes into the property. Is that correct?

Mr. Holmes: Yes.

Commissioner Craig: If the facility was full, and there is forty-five residents, there is eleven people working in each building.

Mr. Holmes: You have approximately four people at any one time.

Commissioner Craig: Alright so let's say four. So we could have, let's say twenty per building, so sixty on the property.

Mr. Holmes: Sixty what? I'm sorry.

Commissioner Craig: Are you saying four people per building?

Mr. Holmes: Yes.

Commissioner Craig: Alright so you've got fifteen residents plus four workers that's nineteen. There is going to be a lot of activity in this place. Okay, in terms of people coming and going. In terms of employment and in terms of I would suppose visitation. Let's call it that.

Mr. Holmes: The sad reality of that.

Commissioner Craig: Well, give it to me.

Mr. Holmes: That reality is that the family members visit maybe once a week. At best. And if you have a well-run facility they may not visit even that much, now that's not always true, sometimes people come, family, daughters, sons will come and see them once a day, once every other day, but generally once a week is what the reality is of assisted living. Especially in a nursing home.

Commissioner Craig: That is good information. This is a little bit different community and there are some really tight families.

Mr. Holmes: And I appreciate that.

Commissioner Craig: so that could be true here. We might find that it is not true. I guess my question is what about the traffic? I am not sure who to

address this to. You or the Commission, but it seems to me like the traffic is going to pick up quite a bit in that area. I don't know what to think about that.

Mr. Holmes: Since we decided to do this, one of the things that we made a point to do is to go visit assisted living homes. There is one over on San Pedro and off of Paseo that has one, two, three, four, five, he is building his fifth home now. Every time that we have gone there, there has never been a car. Maybe once there was a car coming in and going out at the same time. The employees were there and there were three maybe four cars per home, but when we were there visiting we were there for fifteen or twenty minutes there was not a care maybe only once come in or go out. It's not a lot of traffic in these homes. Now is that always going to be true? I don't know. The ones we visited we were the only people that were there visiting and we went as far as Utah. We have been to multiple places here in New Mexico and that is pretty much the standard when we were at those homes. We have been to four or five up in Utah. We have been to several in the Rio Rancho area. We have been to several in the Albuquerque area, just to see what the difference is in the various types of homes. There was just not much traffic at all.

Commissioner Craig: Well it looks like on the site plan what I see in front of building three and building two seven parking spots with two additional handicap spaces so that would be nine on either side. And then on building one there are at least two handicap, I don't know...

Commissioner Hulsey: There is a total of twenty.

Commissioner Craig: Total of twenty.

Commissioner Eastman: I counted twenty-three. I was counting the handicap ones.

Commissioner Craig: This one on building one there two handicap and then what is this other square next to the handicap is it a parking?

Commissioner Hulsey: It's for a van.

Mr. Holmes: It is for access.

Commissioner Craig: It's for handicap?

Mr. Holmes: Yes. This part here with the wide one, that is van parking. In other words a van that has the ramp that comes down for wheelchairs. They need a little larger parking area.

Chairman Garrison: There would be six parking spaces left past employees and four of them would be handicapped.

Commissioner Craig: There you go. Ok.

Chairman Garrison: If each employee drives then you have eight parking spaces left and six of them are handicapped. So you've got two parking spaces.

Mr. Holmes: That is pretty much what it would be. Eight was the magic number that the beehive came up with over all their homes. They rarely ever used all eight of them.

Chairman Garrison: But six of these are handicapped.

Mr. Holmes: Yeah, that probably is a little bit high for the handicapped area. That probably can be changed some. That was what we gave the engineer the details from Beehive and he set it up, but that might be a little bit heavy for the handicapped. I see what you're saying.

Commissioner Craig: I don't know what the requirements are but you might have to have at least one per building. It doesn't leave to many parking spaces for a visitor that's for sure if you have four people working in each building twenty-four hours a day. I am just trying to imagine where these people are going to park. If you get four or five people that show up at once to visit then there is going to be a couple of people who won't have a place to park. I just wonder if they are going to be trying to park down on Los Pinos.

Mr. Holmes: No. That is going to have a gate on the front there.

Commissioner Craig: Okay.

Mr. Holmes: No. We don't want them to be parking on Los Pinos.

Commissioner Craig: Well, you might not want it but, they might try it.

Mr. Holmes: I understand what you are saying.

Commissioner Craig: That's all I can think of.

Commissioner Eastman: We do have some parking requirements but they do not specify this kind of a thing this is on page 48, 10-1-19.B.8. Hospitals, clinics, and convalescent or nursing homes: one (1) space per bed and one (1) space per staff doctor. So you don't have to worry about that one there won't be a doctor on staff.

Mr. Holmes: And there won't be nurses except for me.

Commissioner Eastman: if we require him to have one space per bed, that's forty-five parking spots, that's double what's shown here. I don't know. It's not specific for assisted living.

Chairman Garrison: Commissioner McAda.

Commissioner McAda: I wanted to clarify the need to subdivide the lots. Could you go over that again?

Mr. Holmes: Yes. What the lending institution, we are going through the Small Business Administration through a specific bank that has worked with Beehive Homes before. They request, they don't absolute, they request they have a piece of property that is free and clear for each home that we have. We have the ability to but the one lot, the number one lot and then the owner of the property is going to carry the contract for the other two lots. And then for the first home we are going to go ahead and pay for that. We will then have the funds for the second lot and the third lot within the next couple of years. So

that's why we have asked to do that. The property that the home is being built on is able to be carried by the lending institution as a whole entity. It adds value to what we are looking at. This is a very expensive venture that we are going into.

Commissioner Craig: Absolutely.

Commissioner McAda: Yeah. I just want to point out to the other commissioners that if he is financing it this way, a house per small lot if his financing falls through for the last one, we are going to be stuck with a very small unoccupied lot. It is in an odd spot. So that is something for us to think about.

Commissioner Hulsey: It would make a good parking lot.

Commissioner Eastman: Where parking is concerned, possibly there is another that would apply since there is nothing says assisted living and that would be 10-1-19.B.1. which says banks, offices, service establishment, retail businesses, and public buildings: one (1) space per three-hundred (300) square feet of floor area. So I was just asking how big are these house? Square footage wise.

Mr. Holmes: Eight thousand.

Commissioner Craig: So twenty-four thousand total. So one space per 300.

Commissioner Eastman: For 300 square feet of floor area.

Mr. Holmes: Eighty spaces. That's not better, that's worse.

Commissioner Craig: Yeah a lot worse. Eighty spaces.

Commissioner Eastman: Okay. Well it's not a shopping center. It is something we have to consider. Is it within our ordinance? And this thing doesn't quite fit in the parking area issue. Or the lot size.

Commissioner McAda: Mr. Chairman. I have another question on parking. Is there going to be a regulation on whether residents can bring their car with them or not? Or are you going to prohibit them from having their cars?

Mr. Holmes: If they are approved there will probably be maybe one or two. I think in the fourteen homes that I am aware of in Albuquerque that one person owns there is only two people that actually have their vehicles.

Commissioner Craig: So there is an approval process for that?

Mr. Holmes: Yes. There absolutely is.

Commissioner Craig: That goes through you as the administrator?

Mr. Holmes: Well there are a lot of things that go into that. Besides competency, there are some eighty year olds that can drive very well, but if they are not , you know not only would they have to be able to have a license, they have to also be of sound mind and be able to handle a car. So there is a lot of things that go into that. Besides if they are that independent generally they won't be in an assisted living, they will be in a senior center or

a senior assisted home. Where it is just a home where they can actually live in and then they get their meals if they would like. Which would be another thing, that would do very well for this area. That's a different story.

Commissioner Craig: Or they might have someone come in and help them in their own home.

Mr. Holmes: Assisted Angels or one of those groups that comes in and helps out.

Commissioner McAda: You talked a little bit about this area in the north-east corner being possible parking. It would be adjacent to HWY 47.

Mr. Holmes: Either there or more so, what my hopes would be eventually is to come before someone and plan to put in a small greenhouse, I was also a commercial greenhouse. And that is one thing that elderly people like is to plant. So I wanted to save a small place for a small greenhouse that the residents can actually work in, play in and do what they would like.

Commissioner McAda: Okay. That's it for now.

Chairman Garrison: Okay. Would you please be seated.

Commissioner Hulsey: I have one additional question.

Chairman Garrison: Okay.

Commissioner Hulsey: On the waste container. Waste management. Where are you going to, the way that it is laid out it doesn't really say how you are going to get a garbage truck in and out of there or your delivery trucks for food. You are going to have kitchens in each one of these?

Mr. Holmes: Yes. That is correct.

Commissioner Hulsey: And you are going to have deliveries coming in?

Mr. Holmes: Periodically yes. The food consumption will be the consumption of that of a regular fifteen people would eat. Be mindful that fifteen elderly people don't eat near like fifteen teenagers eat. It will be one person going and getting the groceries and bringing them home.

Commissioner Craig: So what about the container, the trash though. The garbage truck. I mean do you see them coming in.

Commissioner Hulsey: You will have to pencil it in somewhere.

Commissioner Craig: Yeah, you'll have to get something for that because there is going to be quite a bit of waste coming out of three buildings like that.

Mr. Holmes: There will be some. And that would be also another thing that we will also talk about that is not on there is that because we have will have that ability to put up a vinyl fence it will be a nice vinyl corral if you will, that's got the two doors so that when it's shut it looks nice rather than just a big dumpster sitting there.

Commissioner Craig: To add to that there might be I guess biohazard, what are they biohazard waste.

Mr. Holmes: Biohazards have to be handled differently. They have to be picked up by a special person. You can't throw them in the trash.

Commissioner Craig: That would be occurring there in those facilities.

Mr. Holmes: Not really. Most of the time that would be something that I would haul out and take to the place it needs to go to. They are small receptacles.

Commissioner Craig: They would be there.

Mr. Holmes: Yes. A few diabetic needles a few other things you are not going to be doing, well I won't get into details on that from a hospital perspective, but there's some other stuff that would be a bigger challenge.

Commissioner Craig: So that's not going to be a huge thing.

Mr. Holmes: Thank you very much.

Armando Rey, 1820 Los Pinos Dr., Bosque Farms, NM 87068 sworn in.

Mr. Rey: Good evening. You pretty much answered all the questions within the discussion, maybe just come clarification. When they describe the property and showed all the documentation, do we get to see that as well?

Chairman Garrison: It is available in the Village office.

Mrs. Hatch: All of this, you can come and look at in my office.

Mr. Holmes: If you have any question I can show you what we are planning to do, especially since you're a neighbor. We want you to be as happy with us being there as we are to be there. Before we come to speak to any of the neighbors and stuff we want to make sure that we are going forward here but we plan to come and talk to people because on your property, like we talked about, if you would be interested in having a block topper which is a two foot vinyl fence across the top we would be willing to work with you on something like that.

Mr. Rey: So maybe we could take that off line and you could show me what that looks like.

Mr. Holmes: Absolutely.

Mrs. Hatch: If you have an e-mail address that I can get from you then I can e-mail all of this to you.

Mr. Rey: Perfect. I will give that to you. And just so you know, I'm for it, as Mrs. Eastman said. It's a good idea. Sounds like you have thought it out. I am not opposed. Obviously I live right there so I need to ask a lot of questions.

Mr. Holmes: And that's one of the reasons why I made sure it was understood that this was not a rehab center. That it's not going to have people that are

young drug addicts coming off of drugs or meth or any kind of substance abuse. This is going to be elderly people that are quite and it's not going to be the demented. It's going to be the ones that have Alzheimer's or I should be careful when I say demented, because that also applies to dementia, but small psychological disorders that would need to be housed.

Mr. Rey: So the question earlier around the memory loss, it's not just them, they are elderly and many of them can wonder right?

Mr. Holmes: That's correct.

Mr. Rey: So we're going to make sure that that doesn't happen.

Mr. Holmes: That's correct.

Mr. Rey: I am going beyond the memory loss.

Mr. Holmes: Right just and ordinary elderly people, yeah. That's why I said that in the front we will have a gate. We are going to have an automatic gate. That's one of the reasons why I thought about putting in a small greenhouse to where they can have something to do. A lot of places where they put them it's like putting a horse out to pasture and rather than throwing them out to pasture we want to give them the opportunity to do what they would like. Now some elderly people don't want to do anything but sit in their wheelchair and put me in front of the television and leave me the heck alone. And that's okay. It's their life. But it is sad when people get a home that had the capability and not the ability to do something. We appreciate the comments.

Mr. Rey: Along those lines, it's a gated community and you've got proper security?

Mr. Homes: That will be on the memory loss. On the standard adult assisted living there it is not gated, but what you need to understand is that if we are following people and we can see them getting a little more dementia, and it looks like they have signs of Alzheimer's, they can't stay in a standard assisted living. They have to put in the memory loss. That the regulations. So you call in a provider, the provider comes in, they run some tests, they check some things out, and then they go to the person's caretaker or caregiver and they make sure they understand what's going on and they are then put into a memory loss situation. If we are full, they have to find a place that they can go to. We help to work that out because that's part of the Beehive community. I don't know, with so many people having these issues these memory loss issues we may end up turning two homes into a memory loss and locking them both down. But our plans at this point is to have two standard homes and one memory loss home.

Mr. Rey: Okay. So you talked about parking. I don't want to bring that up any more. Traffic. The one thing that came to mind for us was the school bus that shows up at the front is going to compound that morning rush a little bit and if there's traffic coming in and out of the highway that might be a consideration.

Mr. Holmes: I go into work at four thirty, five o'clock every morning. The reason I do that is to avoid traffic. If traffic is the issue, employees will come in at an earlier time.

Mr. Rey: Just so I understand, how is it that they enter the facility?

Mr. Holmes: They come in off of Los Pinos. They turn north into the property. About where that signs is. Right about there.

Mr. Rey: The dimensions were noted at 8,000 square foot?

Mr. Holmes: Per home.

Mr. Rey: Per home? Those are good size, and one of those is the example?

Mr. Holmes: Yes.

Mr. Rey: And so our neighborhood uses that sort of a roof, but you said you would not use that.

Mr. Holmes: We are not sure. It is ten thousand more to put that. Twenty thousand more for that. And I don't know if it will allow us to have twenty thousand more dollars to put in for that style.

Mr. Rey: I understand, but as you drive through the neighborhood some of the houses have the tile but just a consideration.

Mr. Holmes: I understand that. In fact Kathy and I are hopeful of the property on the other side of you to purchase that and move there. To build our home.

Mr. Rey: They are all sold aren't they?

Mr. Holmes: They weren't. Maybe they are now.

Mr. Rey: You are welcome. Come on by.

Mr. Holmes: Thank you.

Mr. Rey: The waste, it sounds like you have that well thought out. It's the enclosure.

Mr. Holmes: That's correct.

Mr. Rey: And it secludes it from my property? What is the height of those walls?

Mr. Holmes: Whatever you would like them. Six foot is what I generally do.

Mr. Rey: Because I'm six feet tall, that's not, a dumpster can be five.

Mr. Holmes: We won't be using that tall of dumpsters. There is not that much waste. If it does I don't have a problem putting in an eight foot.

Mr. Rey: Okay. Thank you. You're winning me over already.

Mr. Holmes: I hope people understand we are not coming in here with just us in mind. We have been in neighborhoods, we've had problems with situations and we know what it's like to have somebody come in. The first thing that you have is the fear of oh my gosh they're bringing in a bunch of old people. Well

old people are pretty cool most of the time. It's the times that they are not cool that you have to make sure you are on top of. And that's what our goal is to make sure we are on top of situations at all times. It will be a pretty quiet little neighborhood, a pretty quite little village. We know we've driven around your neighborhood quite a bit and it's pretty quiet. It's a nice neighborhood.

Mr. Rey: I am actually pretty loud.

Mr. Holmes: What we would probably have is sensory lights to where if somebody is coming in it will turn on. If somebody's not there, there is not sense wasting light.

Mr. Rey: They are eight thousand square foot in size.

Mr. Holmes: Yes.

Mr. Rey: That's a big house. What are going to do with the existing trees? Are you going to try to save them?

Mr. Holmes: We are going to try to save them. The Elms are going.

Mr. Rey; You can take mine too.

Mr. Holmes: But the Cottonwoods, there is one I have a problem with, it's got a hollow and it's a liability. She wants to save them all.

Mr. Rey: Those are beautiful.

Mr. Holmes: Yeah. They are. And they add character to the property.

Mr. Rey: That's really it. So what's the rest of the process? I noticed on the sign on the property that it goes through into April for the final review. I guess. And then we come back and understand what the final proposal will be?

Mrs. Hatch: What will happen is for this Special Use Permit if the Commission recommends it for approval to the Council, or not, but if they do what will happen is they will recommend for approval to go in front of the Council and that will be at their regular meeting on the twenty first. What's happening in April, is when they are going to come back because if they did get approved for this Special Use Permit that's when they will come back and they'll ask for permission to subdivide so they can get their building going.

Mr. Holmes: Don't let that term scare you because when you first hear subdivide it's like oh my gosh but we are just trying to put so we can put the three homes on it.

Mr. Rey: Yeah. I'm not worried about that. That's it for me. Thank you all.

Mary Lou Robinson 1865 Los Pinos Dr., Bosque Farms, NM 87068 sworn in.

Mrs. Robinson: My question was going to be, that I didn't really have questions for the Council but I did have questions for the proposers and so I guess this is the format to ask those.

Chairman Garrison: Yes.

Mrs. Robinson: Thank you. So I was wondering I don't know much about Beehive Homes I'm sorry, but how do you screen people for residency? What are the requirements to become a resident?

Mr. Holmes: To become a resident first of is the initial request. Somebody requests to have it, they have to go through a screening, it's usually by a medical doctor or provider to see what level they can attain to. If they can attain to, or they can sustain assisted living then they can go into assisted living. If their care demands higher levels of care they go into a nursing. They cannot go into assisted living. They have to have a certain percentage of independence which is about seventy percent independence.

Mrs. Robinson: So there are no age limits per se. You guys could have a forty year old who required assisted living.

Mr. Holmes: No. Beehive only allows elderly and I think qualifying is sixty plus.

Mrs. Robinson: You think.

Mr. Holmes: I think. I'm not sure. I can check into that.

Mrs. Robinson: Okay. Will the residents be allowed to have pets? Animals.

Mr. Holmes: The home will allow a pet or two. But it will be the home pet. It wouldn't be generally the person's pet.

Mrs. Robinson: Each home would allow one or two?

Mr. Holmes: Usually for the owners. If for example I had some pets for the place they would be a dog or cat, or a dog or a dog, but it's not like it's going to be every person has their own animal. That's not allowed. We don't want twenty cats running around.

Mrs. Robinson: So you talk about having medication for your residents. I assume these would be in secured areas.

Mr. Holmes: Correct. It's in a locked area.

Mrs. Robinson: And so, what kinds of pharmaceuticals are you talking about and what kind of security are you talking about?

Mr. Holmes: The security is locked. Most of them are refrigerated. Insulin is a big one. Hypertensive medication or blood pressure medication is another big one. Also some of them have very few psychotropic. Once you get into a psychotropic you're into the memory loss or you're into a nursing care setting. So there is not anything much to do with that. You don't have sedation. You may have some night sedation, but generally you don't have sedation during the day at any time.

Mrs. Robinson: Pain killers?

Mr. Holmes: Pain killers? Now they do have pain killers but they won't be sedative pain killers. For example Haldol.

Mrs. Robinson: I'm not a nurse so that doesn't mean anything to me but I'm thinking about Codeine or Oxycodone, things that kids want to get now.

Mr. Holmes: Yes. They do have those.

Mrs. Robinson: They do have those. So what kind of security are you going to have?

Mr. Holmes: They are in a locked cabinet.

Mrs. Robinson: Okay.

Mr. Hulsey: There are State regulations that require it locked.

Mr. Holmes: That's correct.

Mr. Hulsey: They have to be monitored.

Mr. Holmes: Yes. Not only locked but they have to be counted night and day. There has to be a double count every day.

Mrs. Robinson: We are very fortunate. We have almost no crime in Bosque Farms however at our house we watched a young man who stole a gun from the flea market just down the street was running down our ditch line and I called the cops and my husband jumped our fence and we found this kid. So it's rare, but it happens. So inviting that into our neighborhood is not something I'm really super interested in. The funding that you are looking to acquire by subdividing these lots is funding all at once? I mean, so you're guaranteed it's all going to happen at once.

Mr. Holmes: No. The funding is one, two and three. In other words, once we fill the first home, we're qualified then...

Mrs. Robinson: For the home.

Mr. Holmes: The property will all be purchased.

Mrs. Robinson: Now I do have a question for the Council. I apologize, I am not an expert on commercial zoning laws. What would stop these residences, businesses from becoming apartments in the future? You know, should this be established and then you not be interested in maintaining it ten years from now and you want to sell the property. What then are the rules for what happens to this structure? This entity.

Mrs. Hatch: We actually have very specific ordinances against multi-residential, like apartment buildings. There's no way if, God forbid, something should happen and they just cannot continue as an assisted living home there is no way that it is allowable in our ordinances for that to turn into an apartment.

Mrs. Robinson: Yeah, that makes sense. The only other thing that I wanted to bring up to the Council's attention is that this is a cul-de-sac road. This is the only one entry way and exit for twenty lots back there and all our houses so I'm sure you already knew that but, thank you so much for your time. That was all my questions. Thank you.

Mrs. Hatch: Can I address that?

Chairman Garrison: Yes.

Mrs. Hatch: As far as traffic is concerned, I can't really predict the future as to how the traffic is going to flow on this road, but when you look across the street at Abo, they are accessing those businesses off of Abo. And for the most part they stop there. They don't venture down, because they know it's a dead-end. They do their business and then they are out.

Chairman Garrison: Commission? Commissioner McAda, any further questions?

Commissioner McAda: No.

Chairman Garrison: Commissioner Craig?

Commissioner Craig: No Sir.

Commissioner Hulseley: I would like to make one comment.

Chairman Garrison: Commissioner Hulseley.

Commissioner Hulseley: According to the State health and everything you will have to comply with and most of your construction, all of your doors will be locked in the evenings? Is that correct?

Mr. Holmes: That is correct.

Commissioner Hulseley: And those doors are monitored?

Mr. Holmes: That is correct.

Commissioner Hulseley: Your gates are going to be monitored? Or the fenced area.

Mr. Holmes: Yes.

Commissioner Hulseley: And they will unlock during an alarm condition?

Mr. Holmes: Correct. That's standard. Yes.

Commissioner Hulseley: All your training and everything is going to be according to the state laws right?

Mr. Holmes: They have to be. May I add one thing also is Beehive, one of the things we found about them is they go a step above. They are very consciences about what they do and how they take care of their people. That's one of the things that attracted us too. We have been involved with franchises before, and most people kind of shy away from them. We really were impresses with the way they actually function and take care of their residents. And training they have trainings on, they just had one on I believe it was sexual encounters in an assisted living home. How do you handle that? How do you handle those types of things. What is the staff supposed to do at all levels of concern? So when we saw that our concerns about how to do it and what to do pretty well dispelled. So we are pretty excited and happy with what we saw.

Commissioner Hulsey: Just for the residents, most of the narcotics they have cameras and recorders so if somebody is borrowing items it's on tape. The doors are locked and monitored.

Mr. Holmes: It's really interesting too from a hospital prospective most of your drug abuse, people that steal drugs, come from staff.

Commissioner Hulsey: That's why the cameras are there.

Mr. Holmes: That's correct.

Commissioner Hulsey: That's all I have.

Chairman Garrison: Commissioner Eastman?

Commissioner Eastman: I really, really, really would like to approve this but I am still concerned about the lot size. So if we should do this, recommendation, and it is a recommendation to the Village Council, we don't have final say here, it would definitely be dependent upon the Village Council being willing to divide this land in portions smaller than three quarters of an acre or the Village attorney saying you know what it doesn't really apply in this case because this isn't quite a residence. I am divided mentally as to whether this qualifies for three quarters of an acre each or not. If it was that would be two houses not three. That would not fit his plan.

Mr. Holmes: That is correct.

Chairman Garrison: I think if a motion is made bringing where that is noted for the Village Council since they are the governing body and they make the final decision that is one decision they could make.

Commissioner Craig: Well they are going to see the same thing.

Commissioner Eastman: And they can add some parking if necessary. The Village Council need to be made aware of both of those things, the lot size, the parking, the ponding requirements that have not been included here.

Commissioner Hulsey: Mr. Chairman?

Chairman Garrison: Commissioner Hulsey.

Commissioner Hulsey: What are you going to do about signage?

Mr. Holmes: For signs? They have standard signs. I believe it's and eight by, I'm telling a lie if I told you, I don't know exactly what it is. It is not a real big sign.

Commissioner Hulsey: It's a good looking sign?

Mr. Holmes: Yes.

Commissioner Eastman: There is one in Los Lunas you can go by and look at.

Mr. Holmes: No. That's not a Beehive Home.

Commissioner Eastman: It was.

Mr. Holmes: It's not.

Commissioner Eastman: It's not now.

Mr. Holmes: No. Not even a year.

Commissioner Eastman: Okay. At one time a Beehive Home proposal had come before this body and I had gone by that home. I did not go in it but, I went by it and at that time it was a Beehive Home.

Mr. Holmes: That is correct.

Commissioner Eastman: It was lovely. As far as landscaping and discreet sign.

Chairman Garrison: Mr. Rey.

Mr. Rey: Back to Mary Lou's point on the drugs, just a quick question. Will you employ a security guard?

Mr. Holmes: No. We won't have a security guard.

Mr. Rey: Because the kids that want the stuff they don't care who knows what they can try to do.

Mr. Holmes: Most of your people who are looking for drugs look for bigger amounts. The pharmacies. This isn't a pharmacy it's going to have punch cards probably about no more than thirty oxycotton and for a drug user that's a day supply maybe two. So pharmacy, hospitals they are your bigger targets. Illegal drugs are, I understand what you are saying I understand the concern but it really is a concern because of where we are at in this country with the drug abuse, but being involved in drugs for a long time, not on the bad side of it, but and I've seen people that have stolen it and mostly in the hospital or nursing home or assisted living home come from within rather than from without. It's just too small a quantity for what they are actually going to have to do to get to it. We will have staff there twenty four seven and I'll be there. I'll have an office there. I'll be there most of the time. I like old people, so why not?

Chairman Garrison: May I have a motion?

Commissioner McAda: Mr. Chairman, before we make a motion, do we want to send a revised site plan for the Council? Because we are missing fencing. We are missing ponding.

Mrs. Hatch: If I can address that. That's why I have it down on the agenda under B., the preliminary look at development plans, because they are separate. Right now we know that the development review process is missing a few things that is why I just have it as a preliminary look for you guys to do exactly what you are doing. We want to see drainage. We want to see parking. We want to see grading. We want to see all of that so that he can have his engineer to draw all of that up and they will have it here for you April first should this get approved. That will be his development review.

Mr. Holmes: May I address that?

Chairman Garrison: Yes.

Mr. Holmes: It was two thousand dollars just to have them draw up the division, and to have them do all the other stuff was seven thousand dollars. We haven't even gotten started so, he's got all the information from the Beehive Homes. What's needed, he's got all the information from Loretta. He's already to go on that once we get the approval. We are buying the piece of property with the cash that we have. Plus spending the extra money for the other things that we need. We don't have that kind of money to, so that's the reason we don't have that. The engineer has got that all ready to go. And the surveys and all the water shed and all the drainage and sewer and all of that.

Commissioner Craig: Let's put that in the motion.

Chairman Garrison: It's going to come back to us any way.

Commissioner McAda: Mr. Chairman, I make a motion that we pass this on to the Council with a recommendation for approval, but with a concern about the reduced lot size. That we would like the Council to address that.

Commissioner Craig: Second.

Chairman Garrison: It's been moved and seconded that we forward thins with a recommendation for approval to the Council with a proviso that the Council be aware of the reduced lot size and address that issue as a commercial entity. All those in favor?

Motion passed unanimously.

Chairman Garrison: Motion passes unanimously. So it will be forwarded to the Council with a recommendation that they approve and address the lot size.

Mr. Holmes: Thank you.

**B. Preliminary look at Development Plans.
By Henry & Kathy Holmes. For the purpose of constructing an Adult Assisted Living Village.**

Chairman Garrison: Now part B. Preliminary look at development plans. For the purpose of constructing an adult assisted living village. We have pretty well summed up most of it. Do any of you have anything other than parking, the waste, the fencing, and the drainage?

Commissioner Hulsey: They will need all of that for the Council.

Chairman Garrison: Right.

Commissioner McAda: Mr. Chairman? Could we ask Loretta to actually hand out a few of the documents to let the neighbors look at it while we are here, since this is the preliminary review?

Mrs. Hatch hands out plans for present residents to view.

Chairman Garrison: We are looking at the preliminary look for the development plans.

Mrs. Hatch: And we pretty much did that. I mean that is all we were looking for is suggestions from you on what you thought about how they should handle some of the development issues.

Commissioner Craig: So we are satisfied then?

Mrs. Hatch: Yes.

Commissioner Hulsey: B. and C. is taken care of?

Mrs. Hatch: Right.

Chairman Garrison: When we see the final plans, I would like to have it noted where the locked area for the drugs will be in this facility.

Commissioner Eastman: Mr. Chairman? That is public information. I'm not sure that, I mean it will become public information, I'm not sure that's a good thing to put as public information.

Commissioner McAda: That's true.

Chairman Garrison: It is.

Commissioner Hulsey: It's a requirement.

Commissioner Eastman: Okay. We break into the west window on the third unit because that's where.....

Mr. Holmes: Actually the drug area is actually inside.

Chairman Garrison: The people who are going to break into a facility like this do not read public documents.

Commissioner Eastman: And that one other document that I mentioned, the area map showing the location, type, use, size of all structures on the adjacent properties within 200 feet that needs to be included in that application. It's on page 42 of our ordinance.

Chairman Garrison: The Council will want to see it.

Commissioner Eastman: They are going to pick it apart. That's their job.

Mr. Rey: Are you in a flood zone?

Mr. Holmes: Yes. That whole area is.

Mr. Rey: Yeah. So when they built my house we had to build up the foundation so that means you are going to build up each house now the fence is even shorter.

Mr. Holmes: The engineer went out there and looked at it and he said it is not as high as what they thought it was. He actually said that there was about a foot and a half to two feet so a lot of people will make their homes a lot higher, but he said it should be one and a half foot, should suffice for that floodplain, but that is just what he told me, so when we get down to the brass tacks of it it's going to have to be where floodplain regulations allow.

Mr. Rey: Right.

Mr. Homes: But yes, and that's where I say if I were in your situation I would want the top of the fence higher and that's why I offered that and said we could work on something to put that block topper on there. It looks nice.

Mr. Rey: Yeah. So my concern is when I am sitting in my back yard, I am not looking directly at your resident center.

Mr. Holmes: Right.

C. Discussion/Approval of amendments to Master Plan adopted August 28, 2006.

Discussion on amendments to Master Plan including updated census information, updated maps and editing.

Lee Whorton resident of Bosque Farms voiced concern about the proper procedure for amending the Master Plan.

Commissioner Craig makes a motion to hold a public hearing on March 25, 2013 from 6:00 PM to 9:00 PM regarding the Master Plan for the Village of Bosque Farms.

Commissioner Eastman seconded the motion.

Motion passed with a unanimous vote.

Commissioner Craig makes a motion to hold a meeting on April 8, 2013 from 6:30 PM to 7:30 PM for the purpose of passing a Resolution on the amendments to the Master Plan for the Village of Bosque Farms.

Commissioner Eastman seconded the motion.

Motion passed with a unanimous vote.

9) Monthly Report

Mrs. Hatch gave monthly report for the month of February.

13) Adjourn

Commissioner Eastman moved to adjourn the meeting at approximately 8:45pm. Commissioner McAda seconded. The motion carried unanimously.

PASSED, APPROVED AND ADOPTED ON THIS _____ DAY OF _____, 2013.

Chairman, Dan Garrison

ATTEST:

Planning & Zoning Officer, Loretta K. Hatch