

NAACA April 8, 2026 Board Meeting Minutes

4/08/2026 Sandia Pres. Classroom (behind Sunrise Chapel), 5:15pm

- 1) Call to Order by PJ Valencia
 - a) Time: 5:17pm
 - b) Attendees: PJ Valencia, Wayland Adams, Amber Logan, Bonnie Greiner, Christine Benefield, Mel Freeman, David Neale, David Harris, Rhonda King

- 2) Approval of March 2026 Meeting Minutes: Christine Benefield
 - a) Vote to approve: Motion by Wayland Adams, second by David Harris; unanimously approved.

- 3) Treasurer's Report and Approval for: March 2026: Amber Logan
 - a) The reports have not yet been received from the bookkeeper.

- 4) Board Member news: PJ Valencia
 - a) Steve Shackley (former VP) is retiring from the NAACA board advisory position.
We appreciate his hard work, dedication and service to our community and send best wishes with his future endeavors and science advisory position with Open Space.

- 5) New Business: PJ Valencia
 - A. Advisor Candidate: Rhonda King
 - a. Vote to approve: Motion by Christine Benefield, second by Amber Logan, unanimously approved.
 - b. Welcome Rhonda!
 - B. Spring Event Planning: PJ Valencia
 - a. Community Flea Market: 6/6/26 @ Sandia Presbyterian Parking Lot 7:30am-11?
 - b. Committee: Dave Neale said he feels that amongst all the zoning work, it's still important to have community events. He volunteers to steer event (with help).
 - i. . Bonnie Greiner volunteered to assist
 - ii. PJ Valencia will help with advertising
 - c. An update will be given at May board meeting.
 - C. BernCo Zoning Hearing: April 8,2026
 - a. ZA2026-0052 @ 12154 San Rafael
 - i. Asking for variance to rear set-back from 25 ft to 12.5 ft.- not an issue
 - b. ZA2026-0059 @ 12500 Coronado
 - i. Requesting conditional use for Swim school at residence. -it is allowable conditional use.
 - D. BernCo
 - a. Zoning- Planning and Development
 - i. Amendments to Comprehensive Zoning Ordinance due to Governor signed Chapter 62, Act relating to Childcare:
 1. Home childcare is permissive use instead of a conditional use.

- 6) Old Business: PJ Valencia
 - A. PNM Substation: Bernalillo County Commission Hearing- Continuation: 5/12/26 @3pm
 - a. SHHA invite for a "technical working group" -TWG
 - i. Wayland Adams, Lisa Baughman, and our community engineering advisors Jack Cadogan and Dave Baughman attended initial meeting 4/8/26
 1. Lisa reported that everyone was cordial, and there were quite a few people..

- a. Dave and Jack gave them technical information for the energy infostructure.
- b. Lisa stated that the NAACA has already worked on this for over a year and our stance hasn't and will not change.
2. TWG concluded that they would like Dave and Jack to accompany them to a technical meeting with PNM. Dave & Jack are willing to attend as our representatives (with the board's permission).
 - a. PJ will send TWG an email stating such.
3. PJ asked PNM about insight to TWG; they will listen, but they are continuing with current application and are not willing to go back over everything again.
4. Wayland said they all agreed on the energy need, just not on where it exists.
 - a. Jack and Dave B explained that the Academy substation serves SH and is overstretched (100% capacity). They were surprised.

B. The Recovery House: PJ Valencia

- a. PCP recommended denial; Appeal filed, Hearing at BCC 4/14/26 @ 3pm
 - i. Hearing in two parts:
 1. SUP appeal limited testimony -based on initial application, no new evidence is allowed.
 2. Sector Amendment -public allowed
 - a. This is where we show our findings
- b. PJ and Lisa had phone consultation with Attorney Hess Yntema on 3/17/26: regarding NAACA Board written response to appeal.
 - i. The main goal is to preserve the right to appeal. We will focus on the land use side – the sector plan and special use ordinances.
- c. Neighbors were able to petition and invoke 20% rule requiring an extra majority vote for appeal grant
 - i. Those adjacent neighbors are considered the “opponents” for the SUP with allowable 15min time.
 - ii. Lisa and PJ spoke to Hess Yntema on 3/27/26 about NAACA oral statement and strategy for opponents for dividing 15 minutes allotted.
 1. The 15 minutes will be split into three 5-minute segments for the opponents (NAACA, and two adjacent neighbors-part of the 20%).
 - iii. PJ reviewed possible outcome and options.
 1. We will appeal at district court if the BCC grants the appeal, but most likely the denial will be upheld.

C. The date for the next meeting is corrected from May 8th, a Friday, to May 6th, the first Wednesday in May. Thanks Amber, for pointing this out for correction!

7) Adjournment:

- a) Time: 6:12pm
- b) Vote to approve: Motion by Christine Benefield, second by Amber Logan.

Next Board Meeting: Wednesday, May 6, 2026 @5:15 pm (last meeting before PNM Hearing 5/12)