

University Heights Association
Minutes
Tuesday, December 6, 2016
7:00 p.m. at 120 Vassar SE

I. Preliminary Items

- A. Call to order – President Julie Kidder called the meeting to order at 7:01 pm.
- B. Introductions – Julie Kidder, Sherry Smith, Brian Stinar, Joseph Aguirre, Marlene Brown, and Don Hancock. Richard Hallett was a guest.

II. 416 Yale, SE drive-through window appeal – Geoff Ingles, Director of Real Estate/International Development for the Galardi Group, Inc. and Josh Skarsgard discussed the new Wiernerschnitzel plan, which received a conditional use approval from the Zoning Hearing Examiner (ZHE). UHA appealed to the Board of Appeals, which remanded the request back to the ZHE. The hearing will be on February 21, 2017. Geoff said that they currently have five sites and want five more in the next five years. The site scores well because of the proximity to UNM. There is no indoor seating to fit on small lots. It's a walk up drive through food facility. They feel that they comply with all the traffic engineering and other requirements and that they won't generate a lot of long-term traffic as people will walk up and not linger as it's a walk-up hot dog stand. They calculate that it's 114 feet from east properties; 116 feet from west side residential zone on Yale. They expect less than 7 percent of traffic at Smith's gas station. There will be a 6' high CMU wall and some landscaping along the alley. The building design is the less than 800 square feet with no dining room. Richard asks about crime/robbery problems. There's no access to the building and kitchen, so it's difficult for crime to happen. There are four to six employees at any one item. Hours would be 10 am to midnight. The proposed lease is for 15 years, which can be renewed. It's about a \$1 million investment. They would like to know if we're continuing the appeal or if there are additional conditions that would get us to support it so that they can decide whether to continue with the property.

Marlene and Sherry aren't so opposed to the proposal, especially if there was more landscaping on the alley and barriers between the patio and driveway. Others continue to oppose drive-throughs. Agreed to poll Brian and Gene about their views.

III. Additional preliminary items

- A. Approval of agenda – approved.
- B. Approval of minutes of the November 1 meeting. Approved.
- C. Next meetings – Tuesday, January 10, 2017. December holiday party at Sherry's on December 16 at 7. Marlene will bring latkes; Sherry has homemade apple sauce. Joseph is bringing enchiladas. Brian will do alcoholic drinks. Don will bring other drinks and chips and salsa.
- D. Open forum – Nothing.

IV. Action/followup items

- A. Transportation – BRT and Silver. Joseph attended the UNM Transit-Oriented Development meeting on Friday, December 2. The Silver improvement project has been completed. The city refuses to change the four-way yield signs at the roundabouts because it's not an approved practice.

- B. Mural at PNM substation – Nothing further.
- C. Gilchrist property – Julie and Don attended and testified at the ZHE hearing on November 17. The decision was to defer and for the applicants to resubmit for a lot width variance, rather than a building width variance. The requests are the last four items on the agenda for December 20. There is no reason to change the UHA opposition to the variances.
- D. Annual Meeting – Sunday, January 29, 2017 at the Outpost at 1. We'll invite Councilor Davis and others. We may have APD and Bricklight or others.
- E. Newsletter articles will include Silver (Gene), ART (Don), mural project (Joseph) and annual meeting (Sherry) to be sent to Julie by January 6.

V. Officer's Reports

- A. President – Nothing further
- B. Secretary/Treasurer – Interest was 10 cents. Balance is \$3,387.39, plus \$831.08 for trees. SRIC has received the \$15,000 from the PNM Foundation for the mural project.

VI. Adjournment – 9:01 pm.