

SUMMARY INDEX
PLANNING COMMISSION

July 21, 2016

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PLANNING COMMISSION
Thursday, July 21, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A study session of the City of Santa Fé Planning Commission was called to order by Chair Vince Kadlubek on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Commissioner Vince Kadlubek, Chair
Commissioner Brian Patrick Gutierrez, Vice-Chair
Commissioner John B. Hiatt, Secretary
Commissioner Roman Abeyta [arriving later]
Commissioner Justin Greene
Commissioner Mark Hogan
Commissioner Piper Kapin
Commissioner Sarah Cottrell Propst

Members Absent

Commissioner Stephen Hochberg [excused]

OTHERS PRESENT:

Ms. Lisa Martinez, Land Use Department Director
Mr. Greg Smith, Current Planning Division Director and Staff Liaison
Mr. Noah Berke, Current Planning Division, Senior Planner
Ms. Somie Ahmed, Planner Technician Senior
Mr. Reed Liming, Long Range Planning Division, Senior Planner
Mr. Richard McPherson, Long Range Planning Division, Senior Planner
Mr. Zach Shandler, Assistant City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department.

B. PLEDGE OF ALLEGIANCE

Commissioner Hiatt led the Pledge of Allegiance.

C. ELECTION OF OFFICERS

Mr. Smith clarified that the appointments were not yet confirmed and it might be well to postpone this item until reappointments were finalized.

Commissioner Propst moved to postpone election of officers to the next regular meeting. Commissioner Greene seconded the motion and it passed by unanimous voice vote. Commissioner Abeyta was not present for the vote.

D. APPROVAL OF AGENDA

Chair Kadlubek requested to move the escarpment regulation item to the front of the meeting.

Commissioner Abeyta arrived at 6:06

Commissioner Hiatt moved to approve the agenda as amended. Commissioner Hogan seconded the motion and it passed by unanimous voice vote.

Ms. Martínez introduced Councilor Lindell who is in the audience.

Chair Kadlubek announced to the public the structure of the meeting. These two items are being studied. The escarpment is a brief presentation by Mr. Berke in preparation for a case to be heard next month. He limited that item to ten minutes. The majority of the meeting will be spent on the river corridor plan. The Commission would first hear a presentation from Long Range Planning; then a presentation by Housing; a presentation by Traffic, Water, Economic Development and then the Commission will ask the Long Range Planners and drafters of the plan questions about the draft. Finally, the public would be invited to speak to it or other topics as they chose to. He explained that he was hoping the meeting could be finished in two hours, if possible but he would not limit the public's voice here.

E. APPROVAL OF MINUTES AND FINDINGS OF FACT

1. Minutes: None

2. Findings of Fact and Conclusions of Law

- **Case #2016-49. Las Soleras Minor Amendment to Road Phasing Plan.**

[A copy of the Findings of Fact and Conclusions of Law for Case #2016-49 is attached to these minutes as Exhibit 1.]

Commissioner Greene moved to approve the Findings of Fact and Conclusions of Law for Case #2016-49, Las Soleras Minor Amendment to Road Phasing Plan. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

- **Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.**

[A copy of the Findings of Fact and Conclusions of Law for Case #2016-50 is attached to these minutes as Exhibit 2.]

Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case 2016-50, Presbyterian Health Services Hospital Development Plan and Terrain Management Variance. Commissioner Hiatt seconded the motion and it passed by unanimous voice vote.

F. OLD BUSINESS

There was no old business.

G. NEW BUSINESS

There was no new business.

H. STUDY SESSION

2. **Escarpment Regulations.** *Review of provisions of Subsection 14-5.6 Escarpment Overlay District, including adoption history and status of possible future amendments and re-mapping. (Somie Ahmed and Noah Berke, Case Managers)*

Mr. Berke introduced Ms. Somie Ahmed, Planner Technician Senior, who handles all escarpment reviews for the City.

Ms. Ahmed presented the report to the Commission. [A copy of her report is attached to these minutes as Exhibit 3.]

She explained that the purpose of the Escarpment Overlay District is to promote the economic, cultural, and general welfare of the people of the City; to ensure the harmonious, orderly and efficient growth and development of the City and to preserve community aesthetics for tourists and residents alike. The purpose of this overlay district is to preserve the distinctive and historic foothills environment and the distinctive and historic sense of a compact city, as seen by residents and visitors from salient viewing areas. As approved in 1988, the ordinance designated ridgetop and foothills sub districts and set regulations for color, height, roof styles and landscaping as well as other architectural styles. Height was restricted to 14' in a 1991 amendment and a 1992 amendment added further protections, including view lines and set boundaries. It was further amended in 2002, 2004, 2006 and 2008.

Mr. Berke said in 2007-2008 the overlay area was remapped and redrafted and members of the original group worked five years with Wendy Blackwell and others to decide where to map from and contracted out the mapping services with a Denver firm that clarified the high visibility zone and normal visibility zone and the view lines went out as far as three miles.

The work group decided that some parts of the overlay district that were not visible from the public way could be taken out of the overlay. They worked with the fire department to incorporate what they do into the ordinance to mitigate fires and fire risk with regulations for tress, vegetation, etc.

He said for eight years, he kept saying they were almost there and were 90% completed in 2011. Now, they have been instructed to go forward.

Commissioner Propst asked if it is a draft resolution and the Commission will see it again.

Mr. Berke agreed.

Commissioner Propst asked if this would mean more would be handled administratively rather than coming to the Commission.

Mr. Berke clarified that if the code is adopted, there will be grandfathering but this will reduce the number of variances from what the Commission has seen that were in the ridgetop. Since 2005, owners could not build in lots created after February 26, 1992. So there have been lots of variances. If the new draft is adopted, the Commission will see fewer such cases.

Commissioner Greene asked which public rights of way are considered priorities.

Mr. Smith said there were a specified number of them. Hyde Park Road, Canyon Road and others are part of those that were in the 1988 map.

- 1. West Santa Fe River Corridor Plan and Overlay District.** Study session regarding the West Santa Fe River Corridor Plan and proposed overlay zone, both of which would affect the area bounded by West Alameda Street to the north, La Joya Road to the east, Agua Fria Street to the

south and the Agua Fria Traditional Historic Village to the west. (Reed Liming, Project Manager)

Commissioner Hogan disclosed that he has some clients in that area and wondered if he needed to recuse himself.

Mr. Shandler said anyone can choose to recuse himself but this is just a study session and no bill has been introduced so he would not consider it a conflict.

Chair Kadlubek asked if there was any legal matter that would affect hearing this information now.

Mr. Shandler explained that this is a public meeting and it depends on where it heads.

Chair Kadlubek asked Mr. Liming to give a little background.

Mr. Reed Liming presented the report to the Commission. [A copy of the report is attached to these minutes as Exhibit 4.]

Mr. Liming said he and Mr. McPherson are here from Long Range Planning and have Ms. Ambrosino from Affordable Housing, Fabian Trujillo, Office of Economic Development, Stan Holland from Wastewater Division and John Romero, City Traffic Engineer. He asked the members of the Work Group to stand.

About a year and a half ago there was a development proposal for a large apartment complex along Agua Fria, known as Blue Buffalo. It was approved by Planning Commission but voted down at City Council. On the heels of that, Council passed a resolution last October 22, 2015 (2015-93) to promote a neighborhood-scaled planning program. Councilor Bushee had a hearing on it and in that room, the working group was selected. One was a person who had a business in the area. Another was involved with ecoversity, Commissioner Greene and some area residents were included in the nine-member Working Group. They had 22 weekly meetings at French's Barn and covered a different theme at each meeting which he listed some.

They broke the area into four sub areas. They went through the 14 General Plan themes and then created their own goals.

Mr. McPherson went over the goals, which were listed on page 18 of the plan. They are not in order of importance.

Chair Kadlubek asked how the goals were determined and whether it was just through discussion.

Mr. McPherson said the goals resulted from lots of discussion and contributions over the 22 weekly meetings with lots of writing and rewriting.

Chair Kadlubek concluded that they were done by the working group and not by Staff or others outside the Working Group.

Mr. McPherson agreed.

Mr. Liming showed the final map recommendations and future land use zoning proposal. He pointed out the different colored areas and described the boundaries. They made zoning recommendations as part of the plan, not only for future land use but the best zoning categories.

He showed the four subareas. The first was on the north side of the river, called the "semi-rural area" from just west of West Alameda up to the Commons (previous city boundary). The second was from the Commons on the north side of the river up to La Joya called "Rio Vista." The third was on the south side of the river from La Joya to Frenchy's was called the "Organic" sub area because it has very irregular lot patterns. During the 1950s and 1960's the area didn't have streets meeting city stands, private easements, etc. The fourth went west along Agua Fria from Frenchy's to Siler Road and called the "Mixed" area because it has many different uses including industrial and commercial and single family residential. As they went through the sub areas, the Working Group let Staff make some recommendations on land use and zoning for each and then the Working Group decided to agree or not. They followed Staff recommendations except for the Mixed area. Staff had recommended R-7 - R-12 but the Working Group set R-7 as the maximum density. What is in the plan is what the Working Group agreed to.

Commissioner Propst asked if the work of the Working Group is wrapped up now.

Mr. Liming agreed. They finished in April.

Commissioner Propst asked if the Commission will see a whole proposal to recommend to the Governing Body or if it would be in pieces at a time.

Mr. Liming said this is the plan and the Planning Commission will make the recommendations to the Governing Body on it.

Chair Kadlubek clarified that this is the study session for discussion and questions and the Commission will take action at a regular meeting. The Commission might want to look at it prior to having a sponsor.

Mr. Liming said most of the zoning was R-1 on the future land use map. Everything west of Frenchy's on the south side and west of the Commons on the north side was part of Phase II annexation. Generally, the default zoning when annexed is R-1. It was all R-1 north of the river, west of the Commons. They recommended R1-3 in the rural area zone which mirrors the zoning in Agua Fria Historic Village.

The Semi-Rural area does not have water. There is a City trunk wastewater line along the north side of the river. So some people could hook up to wastewater but there are lots of wells and septic in this area.

Moving from the Commons up to La Joya, the area, with the exception of River Lofts is built out and the Working Group recommended no changes.

Moving south across the river into the "organic" area, most was zoned R-5. The Working Group

recommended no change in the future land use map or existing zoning. So no changed in future land use or zoning for both of those which were already in the City.

They did discuss the vacant lots in the Organic area, some with land-locked tracts in there - almost 20 acres of raw land.

Going west from Frenchy's to the "Mixed" area, other than right up against Frenchy's, which was in the city, and zoned R-5, west of Montoya, it was all in the County so zoned R-1. The Working Group recommended R-5 (3-7 units per acre) for that area.

Then into the Ecoversity site, is split in half. The Working Group got information late in process about a lot line adjustment and he didn't think that has happened yet. But they based their recommendation, based on that information. So the eastern half was R-5 and now zoned C-1 PUD, up to 21 units per acre residential or office use. The Working Group recommendation was R-5 on the east and Mixed Use on the western half - office and retail, up to 12 units per acre if two-story or up to 14 units if three-story and Working Group recommended maximum of two-story and 7 units per acre.

Moving down, some parcels were already zoned C-2 and the Working Group recommended commercial, not R-1, in that area. From there west, the Working Group made no changes recommended. It is I-1 southwest of Siler.

Finally, on the last page in the document, there were eight items that the Working Group wanted in the overlay for this area. Theoretically it would go into the overlay section in Chapter 14. Although C-2 allows building height up to 45', they wanted a 24' maximum height for residential or commercial. For building size, they limited the footprint maximum to a 5,000 footprint. So no large buildings would be permitted.

Setback from street would be a 30' minimum from Agua Fria and 50' from West Alameda for new developments or subdivisions. From the Santa Fe River, the setback would be the more restrictive of three measurements: 1- the easement boundary; 2- the 100-year floodplain, or 3- the City's water streams measurement.

For frontage along Alameda, they want a 250' minimum frontage width for any kind of subdivision, and no long strips of development with multiple, continuous access points to eliminate streets being too close together on Alameda.

Road access for larger developments would be two points, which came straight out of the code. It would also require maximum residential density of seven units per acre and 10% common open space for any development.

Chair Kadlubek asked for the departments to comment now. He noted that the Affordable Housing assessment was made around the needs assessment.

Ms. Margaret Ambrosino agreed. The Housing Needs Assessment has not been formally approved and

is in review with the Mortgage Finance Authority. The Affordable Housing Division heard a lot about the deficit of affordable market-rate units. As many as 2,435 renters earning \$25 hourly or less cannot find affordable units. The greatest need was among \$15,000 to \$20,000 incomes at 800 units' deficit in the City. She realized that the Working Group had to come to a compromise in the plan for 7 units' acre as ideal. But not having any high-density zoning takes away even the most demonstrated affordable housing needs would be met.

Commissioner Kapin asked what the lowest density that Affordable Housing can happen in would be.

Ms. Ambrosino said she didn't see any information on that and would have to get back to Commissioner Kapin on it.

Commissioner Hiatt asked if she had a general sense if this plan would help with housing in the city.

Ms. Ambrosino said any development would help. No single development would really put a dent in that need. From fair housing standpoints and to meet our goals with HUD, we are trying to target higher density developments and where those can realistically happen. Infill development is helpful but we need high density.

Commissioner Gutierrez asked, on the ratio of income to rent, what was considered affordable.

Ms. Ambrosino explained there are different affordability tiers, based on income. She reviewed the table that showed what each income tier could afford. It was based on not exceeding 30% of income for rent. The highest need is 800 units for those earning between \$15,000 to \$20,000 per year and could afford a maximum housing allowance of \$500 per month with utilities.

Chair Kadlubek asked about vacancy rates in multi-family complexes.

Ms. Ambrosino said it now is approximately 2-3%, which is very unhealthy. Right now, Santa Fe's affordable units have a 98% occupancy and a healthy level would be 85-87%.

Chair Kadlubek said in going through the units of Affordable Housing and the amounts approved each year. With that rate, it would take 50 years to meet the current shortage. Ms. Ambrosino agreed.

Commissioner Hogan noted in the report that we are trying "to maintain traditional land use coverage" and asked what ruler they used.

Ms. Ambrosino said she was not part of the study but high-density is what is needed.

Mr. John Romero addressed Traffic issues.

Chair Kadlubek asked for a sense of traffic on Agua Fria and West Alameda and most of the southeast

part of the plan which is zoned R-5. "Agua Fria can handle the traffic of higher density zoning" was stated in the plan. He asked if Mr. Romero agreed with that statement in the draft.

Mr. Romero said he agreed to a sense. Agua Fria, and any place where they have medians, is appropriately looked at from a macro level. The analysis looks at potential development and what would be added in traffic on the roadway. For Agua Fria, it is estimated to be under 1,500 vehicles per day. That is roughly the upper limit according to Code. Prior to the Siler bridge crossing, there was higher use. The proposed land uses would return it to pre bridge volumes (2009).

The traffic growth estimate is conservative at 1%. It has been decreasing because the downtown has changed with less 8-5 business use. County and State buildings have moved out of downtown. So they don't have as much peak hour traffic during the day.

On the Alameda side there is room for improvement. There is time to acquire some funding for improvements. We have in CIP a plan for improvements on east Alameda - and improvements have been done on that side - improvements of drainage, sidewalks and medians where possible.

Chair Kadlubek felt West Alameda has potential to handle more traffic, more than Agua Fria.

Mr. Romero agreed. There are not as many driveways and no signalized intersections. There is room there physically to improve the roads but that is expensive.

Commissioner Greene said West Alameda is incorporated in the annexation and roadways improvements would be funded by City and County. He asked if there is a plan to move that forward. The Working Group wanted to make sure it was, whether bike lanes or drainage or sidewalks, in a commitment from City and County in the annexation agreement to work that out.

Mr. Romero agreed - at a 50/50 split. He didn't know the exact scope of improvements and what they specifically need to be but the City is working to get our share for those improvements. He didn't know what is happening at the county level for funding.

Commissioner Greene asked who would be the lead organization and if there is a price tag to incorporate in this.

Mr. Romero said he could come back with the price tag. The City would be the lead entity.

Commissioner Gutierrez asked, if the cars were taken off Agua Fria, whether it would be a wash on Alameda to have 5,000 on both. Is Agua Fria considered the same type road as Alameda?

Mr. Romero said they are both secondary arterials. The classification is based on volumes and the intended use. He gave an example of Highway 285 through Vaughan. The intent is still a major arterial although it has little traffic. He also referenced the MPO. The thresholds for both were based on general thresholds in the matrix of 2-lane, 4-lane, or 6-lane.

Commissioner Gutierrez asked if there is any talk of bus stops on West Alameda.

Mr. Romero had not heard of any such talk.

Commissioner Gutierrez asked about the ideal for cycles to wait at a signal intersection.

Mr. Romero said past one cycle would be a failed intersection.

Commissioner Gutierrez referred to a left turn wait at Siler and Agua Fria. Obviously some attention at that intersection was needed because he waited for three cycles.

Mr. Romero pointed out that different things affect waiting at intersections. It is not just volumes but access characteristics. Some have physical limitations from the old road designs. He was not sure what could be done there other than maybe a roundabout.

Commissioner Gutierrez asked if traffic counts are broken out by hour.

Mr. Romero agreed. They have found that peak in evening is roughly 10% of the day's volume.

Commissioner Hogan recalled in testimony on Las Soleras for Presbyterian Hospital that there was talk about roundabouts being more efficient. There are some roundabouts on Siler and Agua Fria. He asked if there is any plan for more.

Mr. Romero said there is an immediate plan for Agua Fria and South Meadows and looking at options there. He thought a roundabout is a good option. There is also one at Cottonwood, Henry Lynch and Agua Fria could be sometime in the future. It is the same at López Lane. Henry Lynch and Agua Fria are in County so they would need to coordinate. López Lane is in the City now, On Las Soleras Drive, it was more important because they are relatively close intersections.

Commissioner Greene understood the South Meadows development and Agua Fria are getting improvements but he asked about West Alameda coming into town.

Mr. Romero said the plan would accommodate that. Traffic studies are limited to a certain scope. After a while, it becomes insignificant (when extending out the physical area). Gearhart development was an effect of 2% volume increase on Agua Fria.

Commissioner Greene thought it was more like 10%.

Mr. Romero said it is based on existing use. It is about one car per house average. Housing is the most surveyed use in town. Apartments generate less traffic in Santa Fé than detached houses. It is about one car per house average. The IT Manual is added to the analysis to maintain conservancy.

Commissioner Greene asked if they parse out walkability.

Mr. Romero said he surveyed the detached houses across from Frenchy's Park. That is more normal than in Hyde Park Road where there are a lot of second homes.

Mr. Smith said there was no representative here for Water.

Mr. Holland reported on Wastewater issues.

Mr. Holland said there is a trunk line through the area but it runs along the river and on the south side and then jumps to the north side. It is a problem for those wanting to hook up to sewer on the south side. The City does not extend public sewer lines for private developments. The developer must put in the sewer infrastructure but the backbone is there. That stance is based on the Code in Chapter 22. He read from it.

Chair Kadlubek asked if a development could come in on the north side large enough to justify the line extension across the river.

Mr. Holland said it is dependent on a case by case basis. An apartment complex would need the infrastructure put in. On the north side it is in their back yard and won't be as bad. When others benefit, it is a pro rata share of the costs.

Commissioner Propst asked if there is ground water contamination from wastewater.

Mr. Holland had no first-hand knowledge of it there recently. There was one in 1995 at the Boylan property but none currently. We don't want septic systems out there if at all possible. They should be on city sewer.

Commissioner Propst asked how decisions are made to extend trunk lines and whether there is a process for the City to decide on a certain area.

Mr. Holland said the trunk lines were put in during early 1990s. They knew where the wastewater treatment plant would be because they knew the area would get developed.

Commissioner Propst said it is bigger than just the corridor area.

Mr. Smith added that some were put in as a result of federal grants to eliminate contaminated wells. The problems are not so severe that it gets federal funds now.

Commissioner Greene asked if impact fees would be feasible for that purpose.

Mr. Liming said the City doesn't have impact fees but does have hookup fees. He didn't know how much the City has and what uses would be allowed.

Commissioner Gutierrez mentioned a development on north side where there is no water and sewer and is in the City.

Mr. Holland explained that if the property is not within 200' of a sewer line then they can fall back to a septic system. On Airport Road there are a couple of developments on septic systems because no sewer line is within 200'. It limits what they can do. They probably can't have a restaurant or a six-bedroom house on the lot.

Commissioner Gutierrez asked if they can also drill a well.

Mr. Smith said Chapter 14 does allow that with a minimum lot size of 1 acre for wells. It would be possible to get a state permit for septic and well.

Commissioner Kapin understood if the property was beyond 200' but asked what happens within 200'.

Mr. Holland said that is the tough part of our job. There is an 8" line and it has to be engineered and a financial guarantee put up. It is about \$80 - \$200 dollars per foot.

Commissioner Kapin pointed out that the City just annexed all this land. In theory it makes sense but it should have the infrastructure spine. She asked how the city could grow otherwise.

Mr. Smith said the water and or sewer trunks could be done through the CIP or a similar program to publicly fund the improvement and possibly through a General Plan process. Las Soleras has been done without City funding. So was Tierra Contenta. The density allowed by City zoning is very similar to the extended development possible prior to annexation. That is one of the central issues of this plan - what zoning is reasonable, given the limits on sewer, water and road networks.

Chair Kadlubek said it a 300% increase, going from R-1 to R-3 for the entire area. That is significant although it is still not the density to solve these housing issues. It is significant if the infrastructure was there. Big developments can do it but essentially we have here a landlocked piece of land along a capable road like West Alameda with trails, etc. near commercial centers that is land-locked.

Mr. Smith said the City works with developers and small owners trying to do lot splits. The General Plan is targeted for future zoning depending on private capital to upgrade the systems.

Mr. Liming added that if the City and County were to embark on work on west Alameda, water might be extended beyond the Commons as part of that project.

Mr. Fabian Trujillo reported on Economic Development.

Mr. Trujillo said they used the Angelou Plan for implementation in which the objectives are diversification of the City's economy, reduce leakage and bolster Santa Fe's innovation potential. We have reviewed the corridor plan to see how it correlated to those objectives. There are four areas to cover. We believe it supports neighborhood development with infill, walkability, transit and transportation, which are

key supports for economic development. It identifies key infrastructure needs to support economic development. Housing is a key component for support. This plan focuses on low density residential. It identifies commercial development area.

He also looked at areas that can enhance economic development. The key infrastructure of broadband was not looked at. We have six industries the City is looking to expand: arts & culture, film & media, technology, knowledge base, outdoor recreation and green industries. These are all enhanced by broadband. The City's economic base is small business. The hospital is the biggest but most are 5-20 workers, predominantly home-based businesses. Many are growing fast with lots getting business licenses and 505 have sales from out of Santa Fé and many outside of New Mexico.

The affordability of commercial space is an important factor like the Airport overlay district looked at for industries that work with them and impact incentives to entice businesses to go there. Zoning designations help.

Chair Kadlubek agreed.

He suggested they make sure that the industries they are looking to grow there have building heights would be compatible not only with the neighborhood but also realistic for those industries.

Mr. Trujillo said the leakage issue means people spending money outside of the City. The City could do a study by industry but that is sometimes difficult. Based on the map, it is basically a residential area for economic development with traditional businesses in the Agua Fria area that have been there. A lot of them will be small businesses with footprints that do not do much for economic development. He didn't think it is inappropriate for what is happening there. C-2 can do live/work and a lot of light manufacturing or technology centers like around the state with film, etc. Also digital media. So an arts and cultural district would work. He cautioned just to make sure the building heights are compatible and feasible to build there.

Chair Kadlubek said the restrictive use or commercial that has to be half residential, limits the business activity there.

Commissioner Kapin asked if there are requests from businesses for mixed use zoning.

Mr. Trujillo said he does have requests for site location and some for live/work spaces which are more arts and cultural industries. But there are not many for light manufacturing.

Commissioner Kapin asked if C-2, C-1, Mixed Use and Industrial has a 24' height restriction.

Mr. Trujillo agreed.

Commissioner Kapin saw that is down from 45', 65' and 36' which is a significant cap. In the industrial areas. that sticks out. She could understand lowering it for residential. She was hesitant to have those height limits gone. Part of it is not residential but industrial on both sides.

Mr. Trujillo pointed out that this is also a historic area and we have to look at the cultural and respect the diversity of Santa Fé. It is a residential area with people living there. We just need to understand if those heights at 24' are appropriate.

Mr. Smith said for Mixed Use, the Staff is working on regulation changes to accommodate development patterns. The other discussion about development and that particular part of the city, economic development opportunity with larger development might be more appropriate in other places although he was not prejudging this before the plan is adopted.

Chair Kadlubek strongly recommended waiting for Mixed Use zoning to be more feasible and viable. At current its state, Mixed Use kills the potential in Mixed Use areas. He proposed they should either strip Mixed Use from this or wait for that to be fixed.

Commissioner Greene said there is not a commercial need now. Homewise has just platted a new development across Agua Fria.

Chair Kadlubek suggested then that half of it needs to be residential. If it was purely commercial, they could probably develop that.

Chair Kadlubek asked for comments from Commissioners about the plan, in general.

Mr. Shandler said on the process that two different parts were presented thus far. One is a proposed overlay bill which talks about setbacks from the street. He was curious about where in the Code is the criteria for approval to say what the Commission would be looking at. He asked if it would have to be consistent with the General Plan and if that was anywhere in it. What are the criteria for approval of an overlay plan?

Mr. Smith said they are all required to be consistent with General Plan. It would impose a district boundary for the overlay district which is, in fact, a kind of rezoning.

Mr. Shandler concluded that nowhere does it say in Chapter 14 what the Commission has to find in approving an overlay district. Secondly, in the proposed draft, a new section 14-5.11 and before that in section 5.10, it talks about a neighborhood conservation overlay district that was adopted in 2011.

Mr. Liming said he was aware of that ordinance. It simply allows for overlays. He didn't remember specifics, but this one is proposed to designate specifics.

Mr. Smith read from 14-3B and it is not specifically clear but the intent is that those would be the kind of criteria to establish these provisions.

Mr. Shandler asked why the Commission would not use section 10 - to preserve neighborhood conservation here.

Mr. Liming thought this overlay is more specific. This is the West Santa Fé River Neighborhood Conservation Overlay.

Mr. Shandler said that shows the procedure. It is the roadmap and doesn't create one. He was curious why the Commission didn't choose that path to go forward.

Commissioner Kapin asked Mr. Shandler what the path forward that he could share.

Mr. Shandler said in 14-5.10(B) creation of a neighborhood conservation overlay district, that prior to the creation, a neighborhood plan recommending creation of a neighborhood conservation overlay district as one of the plan's implementation policy, shall be adopted as a General Plan amendment. It talks about what can be in these districts.

Chair Kadlubek asked if he could send that to the Commissioners in order to have a reference point to see what he could recommend going forward.

Mr. Shandler agreed. If the Council likes it, he asked if they would amend the General Plan with a resolution and go through the ordinance process.

Mr. Liming said that is what they would anticipate. They would have a planning resolution and accept or change whatever.

Mr. Shandler understood they could adopt the overlay district bill as is or with amendments and the amendments to the General Plan. He asked if the Future Land Use Map is part of the General Plan

Mr. Liming agreed the Future Land Use Map is part of the General Plan.

Mr. Shandler asked if they only wanted to change the Future Land Use Map was a process to amend the General Plan.

Mr. Liming agreed. They would come with an application which is usually tied to rezoning. We've had some for as little as 1/8 acre. Any change on the future land use map requires an amendment to General Plan.

Mr. Shandler thought it sounded like two different things: the overlay district bill and possible amendments to the General Plan.

Mr. Liming said it is adoption of the plan with whatever changes and changes to the future land use map. He didn't anticipate the zoning would be part of that process but a separate and maybe concurrent process.

Commissioner Propst asked if a Councilor wanted to do this but didn't like something in the plan,

whether they could they just change that.

Mr. Liming said they could. The Planning Commission could say, we see the recommended changes on these parcels and recommend the Council stay with current zoning. The Council would not be required to stay with this plan.

Mr. Shandler asked if someone wanted a brewery to the 26' high, if they could ask for a variance from the overlay district requirements.

Mr. Smith said that whether the variance would be heard by the Planning Commission or the Board of Adjustment depends on the size of the proposed development.

Chair Kadlubek asked how it was that helping to start to solve the housing problem did that not make it into this plan. These statistics on a portable housing are glaringly absent

Mr. Liming said as Staff understood the resolution, in opposition to a development proposal, was to include the current residents in that area to try to come up with a plan they felt was realistic for that area. Alexandra Ladd came in to talk about housing and he thought they understood it. It was clear they did not want to see high density in the plan. It was just that simple.

Chair Kadlubek asked how much of Staff's time was devoted to this work during the 22 weeks.

Mr. Liming acknowledged that it was quite a bit. They met weekly with the group and had to prepare maps and bring other Staff members in. He and Mr. McPherson were both fully engaged in working with them and trying to move it along.

Chair Kadlubek understood there were a lot of volunteers spending their own time with the workgroup and the plan did not cost the city anything supposedly, but that is not true. The Commission needs to look at the Staff's time, from a taxpayer's point of view. It is frustrating to not have a plan that clearly reflects the long term needs of the City and the Long Range Planners did not reflect that in their role with the working group. Having the citizens involved is good but this does not reflect the whole city.

Mr. Liming said he was happy and proud to say that Staff yielded to the people from the neighborhood who gave their time. He would use a similar process again for neighborhood planning. He didn't think the City has a great track record in smaller area planning. Part of it was the annexation that generated this.

Commissioner Hogan was trying to make an association between the land use patterns and the density or number of units. That speaks to what Chair Kadlubek was referring to trying for the right mix of maintaining quality of life, the rural character of life in that area. It seemed like the density and heights involved and how they are applied to the properties are critical components for how successful it will be. So he asked how the land use patterns informed what they came up with.

Mr. Liming said there is more intensity at the southwest corner - Siler Road and Agua Fria, working

toward less intensity approaching Frenchy's and then more intensity to less intensity across the river. they tried to stay within that context without freezing things. they had lots of debate as they went through the sub areas. They had nine folks and pretty robust discussions on the sub areas. The two within the City were more organic because of vacant land but in both sides of river in annex area - more discussion on balance. All of the R-1 areas got changes. And from there, they worked that angle. This is in the City now and R-1 is probably not appropriate. The Working Group did their best to balance it.

Some would like lower densities, so it is a compromise. Staff recommended R-12 in Mixed Use but the Working Group voted on the land uses and the recommended lower densities.

Chair Kadlubek agreed with no R-1. Seven units per acre is critical and those than went from R-21 to R-7 is critical. He asked if there is any precedent for such down zoning. It would also reduce the value of their land and might occasion a lawsuit.

Mr. Shandler said it is allowed and is not prohibited but only with strict due process and notice. All they recommended was on the future land use map and not the current zoning map but is was a bit confusing to him.

Chair Kadlubek clarified the overlay imposes R-7 cap on density on all the properties, including C-1 and C-2 PUD.

PUBLIC COMMENT.

Chair Kadlubek asked people to line up to speak. The Commission would like to hear from the Working Group also.

Mr. Hilario Romero, 1561 La Cieneguita, said, "On behalf of all the traditional neighborhoods that we represent by the West Santa Fé River Alliance - that was part of Agua Fria Village that this area that you are talking about was part historically of Agua Fria Village from the very beginning -1740 to the present. Santa Fe took away that historic village and replaced it with an annexation into the Santa Fe. The people and the residents that live there are 57% Hispanic. Most of them have ties to the village going back all the way to the founding. The Gallegos property, Alejandro Gonzales, the mayor's grandfather and his father's father of Mayor Gonzales, George Gonzales, who has passed since - they were members of that community dating back to the very beginning. We have a historic village and are still living there. We are still part of that historic village. We still relate to the Agua Fria Historic Village. It's just that when you are in the room, members of the historic village were denied by the city and the county. They were too powerful and they lost that battle

"So what has been - that document that has been handed to you is what we consider bias, inappropriate, and an ethical action against the Santa Fe River Corridor Master Plan that the 9 members put together for 22 weeks that was discussed beforehand with the Santa Fe Next Organization. We feel we deserve an objective view of our plan that reflects the sentiments of the majority of our residents are

historically tied, historically for centuries to the traditional Agua Fria Historic Village.

“The housing crisis is clearly about low income residents. That’s mostly what it’s about. What they tried to do is put 450 apartment buildings with two-bedroom and bath at about \$1000 per month. That is not affordable housing. That’s why we can’t go for that.

“There are waiting lists. I know because I’m helping some of these individuals. I have individually helped some of these people. They have been on that list for three years. They want affordable housing. They do not want market rate apartments; they want houses. That is what most of them want. Now that is their dream and it doesn’t mean they are going to get it, but that’s what they want. They are mostly people on fixed incomes. They are single moms whose families have lived here for generation upon generation in this city. And they are also elders that have lived here for generations in this city.

“There have been no plans recently, other than Las Soleras, to provide affordable units; affordable houses or affordable apartments. I don’t like to say housing; like to say affordable apartments and affordable houses. La Cieneguita was 100% Affordable Housing project at R-5 - 88 wealthy family units.

“So in conclusion, this plan represents ... It represents all of the things that this gentleman talked about in terms of economic development, and it did that. We are not the neighborhood that is going to solve the city’s housing projects. I mean the crisis in housing. If there is such a crisis, and we still have to see the study. It’s not over with. And we have to analyze it and look at it. And then we can come to some kind of a decision about that. But we can’t continue to spread rumors about this crisis that we don’t have until we really know that we have one. Thank you.”

Mr. Curtis Brinkerhood said, “I’ve lived in Santa Fe for about 10 years now and I am absolutely dead center with a group of people that are described as most at risk in finding housing. I am actually shopping for a new rental right now because I have to move out of my place. It is for sale. It is extremely difficult for someone in my income bracket which is very low, although improving, which I am grateful for.

“This, from my perspective and from the perspective of my friends and by community and people that I interact with on a day-to-day basis, is a very serious question - a very serious issue affecting our quality of life in Santa Fe, and our ability to live here. I came here 10 years ago with literally nothing - a motorcycle and no means. I came here, and stayed here because I love this community. I love Santa Fe. I love the people and the landscape. It has been hard to survive here. And the cost of housing is a major piece of that equation. There aren’t huge opportunities for millennials like myself to build a career. It is diff for young people especially. I respect the history here and grateful to live within it. But a much larger issue, looking into the future 20 to 20 years with an aging population. We need to be sure to treat a new generation of Santa Feans that their way of life is spoken to. This is one small part of a very complex fabric in the City. I’m grateful for the hard work of Commission, Staff and the Working Group. We are not going to solve the problem with this one plan but it is opportunity to take steps toward it. NIMBY is here. Nobody in Santa Fe wants to shoulder the burden of this deficit. It is the responsibility of City government to see the big picture and help guide us through it. It is not necessarily popular for the Working Group but this is opportunity to take steps in the right direction.

Ms. Joanie Blasser, 1803 Otto Road, an architect for housing. She thanked the Commission for the study session - It is hard to understand how this plan can really accomplish the goal to encourage vitality and affordable living in the development when the density is capped at seven units per acre. Santa Fé is in dire need of more housing. This is not a new thing or unproven. But it is also not just subsidized affordable housing that we need but affordable market rate homes. And that is 50% below supply and demand equations.

To keep it affordable, we need to make it possible for low and middle income people to live here and prosper and increase the housing stock. That is critical for our economy. We can't keep pushing working families to the fringes of our community and to Albuquerque. People deserve to live here; people without cars who depend on transit, bicycles, walking, and has natural beauty, and open space. Is this appropriate density for Santa Fé? As an architect, this is my career, and I have worked all over the region and the country. I want to point out that, in terms of appropriate density, Santa Fe is celebrated in part for its heritage and the higher densities here are always talked about as not being appropriate. In the current Agua Fria there was also more dense settlement. Of course it is much smaller. I know western part was historically agriculture. But that isn't even celebrated in the plan as it stands right now. There are areas in it that could easily accommodate higher densities, particularly along West Alameda and Agua Fria. I respectfully request that the Commission consider areas within the Master Plan that are slightly higher density. I don't think you can collect high density. It is really medium density. I request that you think about R-10, R-14, and R-21 zoning, and certainly not to down zone any properties.

Mr. Bill Roth 1713 Montañño Street, said, "I'm literally on the edge of this study area. I moved here 41 years ago so it is a similar thing that happened as my friend over there. I came here with about 100 bucks in my pocket, a guitar, a bike and a box of records essentially, and some clothes. So I am very fortunate to make a career here as a designer and builder.

"My issue is an overarching issue of process. I understand the need for neighborhood planning. But the important thing is that neighborhood groups seem to be self-selecting and they tend to incorporate people with similar views. I understand that people living there want to maintain their surroundings. But the fact of the matter is that we are doing smaller zoning studies. They do need to be part of an overall plan. We do have a housing shortage, notwithstanding some of the objections to the study here. It has been well established. We have these studies that were talked about. They need to incorporate all issues that affect the entire community; stable building practices, density, housing - all of these things need to be addressed or they don't address everything for the city. Over time, what we have seen here in addressing policy, is an amazing organization of neighborhoods in Santa Fe where their views and concerns. stop about 4 blocks from their house. If we're ever going to move forward as a community, we need to function as a community, act as a community, and make decisions as a community. It needs to be for the greater good of our town, or we will never move forward."

Mr. Brian Steele said, "I've been conducting the design law for sustainable neighborhoods for a year now. And a lot of people show up who are willing to live in a much smaller space. And this thing about density - A tiny house is 8.5 x 20'. That's 170 feet and maybe it has a loft above for another 80 feet so that

is about 250 feet for one unit. I can imagine that whatever the zoning that goes in at R-3, R-5 or R-7, there could easily be 2,500 square feet per unit. That would be equivalent to 10 units if they were tiny houses.

“And the other thing that makes affordability happen is when you integrate food, energy, water, solid waste, transportation and internet on site. We are not doing that now. So there are innovations that are coming. What is happening with the cost of technologies – they are dropping. What is happening with batteries and Tesla and solar panels, are radical changes coming here shortly. Fossil fuels will be obsolete in ten years. That’s how radical they save this disruptive technology is coming in.

“So what I am trying to get at is that what I’m seeing happening is that a whole new way of thinking about communities is coming forward where higher density and open space right next to it with on-site systems and really change the way we do community. Owning a car will be ridiculous because it is so cheap just to use it when you need it. You don’t need to own it. So you don’t need a bunch of cars; so we would not need a bunch of parking. Those kinds of changes are happening. So to plan this area, using 20th century suburban planning, just seems like we are shooting ourselves in the foot for the future.

Mr. Kirk Faust, 1512 Pacheco Street, said, “I didn’t know about the City’s taking of Agua Fria Village. I’m really sorry about that. I did not know that. I can really see how that has caused anguish.

“I own the property right next to Boylan that was once part of Ecoversity property. From Siler Road, there is commercial property, commercial property there. I think there may be two residences. Then there is the Boylan property. Our property is next and right now it is C-1, which allows R-21 and to me, looking at this plan, it is arbitrary that they are deciding to take that zoning down from R-21 to R-7 at that place. I would recommend that be rejected.

“There has been several things said here about density that I would like to repeat. I would like to challenge the assumption that less dense is better; that less dense somehow improves your quality of life. Certainly, suburban sprawl began after WWII, as we all spread out into these neighborhoods. And we can see that that has brought with it many social ills of its own. Density equals less traffic. If you push everyone out Airport Road; now imagine them all driving into town. There is study after study - some of them referring to tonight that bear this out. They also bear out that density uses less resources, not only in the less resources that it takes to operate a household, but also less resources for a city to operate a neighborhood. The other piece of it, which has been stated, is that there is a certain amount of density that begins to make something affordable to live in. I’m not talking about affordable housing that is subsidized. I’m talking about houses that regular people can afford to live in.

“The plan, as written, is missing a significant factor. The General Plan calls for adding density within four miles of the downtown area. If you really look at the decades have passed since that plan was passed, there has been virtually no density. And this planning by small neighborhoods is great if what you are threatened by our big developers that are swallowing everything up. Santa Fé simply doesn’t have a crisis of big developers coming in. We don’t have high density, which I would say is over R-29, springing up all over Santa Fe. We have a crisis of the workers not living here. In fact, a decade ago, 50% of workers lived in Santa Fe, and now it is down towards 30% of the workers who live here. Homewise did a study and

came up with a figure \$300 million a year in economic leakage.

"There was a study done - or an article - Henry Grabar, who is an investigative journalist, who was writing about Los Angeles, in talking about their 40+ years of allowing planning to be done by small neighborhoods and they down zoned about 60% the original zoning and housing their costs an average of 40–50% of an average income. And we all know the traffic situation there.

"So I would suggest that this plan needs to include pockets of high density. Maybe you do save area down Agua Fria Village for rural. Maybe you do save area across the river. But from Siler Road to the Plaza, the General Plan was hoping for nice dense little pockets, perfect for the connectivity for young people to feel like they are a part of Santa Fé and not feel like they have been shoved out to the outskirts.

William Meen, member of Agua Fria Village, and a member of the Planning Group, said there is 377 acres. And if it had an R-21 across the whole thing, you would have 7917 homes. If you had R-29, you would get 10,933. In the Plan, there are 556 existing and adding about 150 additional units for a total of 706. Well, how come? There are 377 acres, but you have to subtract out the roadways, the park, the FEMA flood plain, and exclude the existing homes and the setbacks and the Santa Fe River. The FEMA flood plain has greatly expanded since the 2010 survey. So I would say less than 200 acres of developable land, maybe even less now. And then, you grow in to that land and you see what services are available. The sewer line stops at the Commons on West Alameda. So all the way from the Commons to Siler Road you are limited to septic tanks and wells. Because there is no city water line in that area. Then the sewer line on Agua Fria Street curtails to go to the old sewer plant. So all of that commercial area is not served by a sewer line in the street. So there are a lot of infrastructure needs that would be very expensive to put into place. These are limiting factors.

"The city looks at this area because it is in the gravity flow area of the city sewer system. And people are saying this area is ripe for R-29. The problem with that is that private families own that land and unless the city is willing to go in with the power of eminent domain and condemn these private families and throw them off of their land, it is going to remain private family lands and people hold the land for family transfer for their children and grandchildren. So you will see development; you will see building permits but maybe they are coming in 10 years, 20 years, 30 years, as these children and grandchildren grow up and have housing needs and they will come back to ask for their share of the land. So unless the City or big developers are just willing to throw out the bucks, nothing is going to happen in that area. And that is just a start reality. We can sit with a ruler and a map and say we are going to add 1000 affordable units right here.

There is a need for some type of financing for these projects and this city is broke. There are 16,000 vacant lots in the City right now. They are all approved and developable. There are 12,000 lots in the County. So if you built duplexes on those, that is like 60,000 living spaces. But a lot of problem is the financing. Banks don't want to loan on construction loans. They don't want to loan on owner-built housing. They don't want to loan on anything but apartments. And why apartments? It is not because the builders built a lot of apartments or that is his niche. It is because the banks are saying they want the most foreclosable and resalable development possible. That is just a sad reality. We would be better off spending our time tonight pushing for a public bank that could maybe solve this financing issue.

West Alameda has become a regional arterial. I know John Romero doesn't use the term 'regional arterial.' He uses secondary or primary. But it really is regional because when people come off 599, they are using it to get downtown for an event. It is a different kind of roadway. And if you drive on that road, on the south side you've got a cliff and on the north side you've got an embankment. It is a dangerous road and I can't believe there haven't been more fatalities going off the cliff or hitting the embankment. This road isn't as you would see on a map or an aerial. You have to go on the ground to see what is actually there. And it is only the 150 units.

Ms. Jean Dilorretto, homeowner in the west river corridor since 1983, read her printed statement. [A copy of her statement is attached to these minutes as Exhibit 5.]

Mr. Charles Reese, 1528 La Cieneguita, said, "I'll be brief. The first thing, I had a question and I think the traffic fellow is gone. He talked about 2 lanes and a median on that arterial with 15,000 cars per day was kind of like the max. And I just want to point out that Agua Fria, except for the one mile where it the mixed area is has no median. And the cars that use that one mile – they don't vanish when they get past that area. There is no median and there are no shoulders either so you get stopped by the garbage truck or mail carriers. It really can't handle that much more.

"I also wanted to point out on this plan, if you look on page one, - the city resolution to create this Working Group, the first bullet says, among other things, the resolution called for - to enhance the quality of life by ensuring that development is in character with the surrounding neighborhoods. It doesn't say or try to solve the city's housing crisis. So if you look on the future use map, you go to the page before it that's on the mixed area, it does a pretty good job of that. But the C-2 or the C-1 that Mr. Faust referred to, that was E-1 before annexation and didn't get to c-1 correctly. Something's not right there. It never should have been C-1, which translates to R-29 or R-21 – whatever it does. Because it is completely out of character with the neighborhood. I want to second what Hilario said. If you want to look at an affordable neighborhood with houses - La Cieneguita is R-5. I live in it and what makes it affordable is that I almost own it. That's what makes something really affordable. I look at these young people in here that are complaining that they can't find a place to live. Give them something they can buy, because then they don't have to keep paying."

Mr. Rick Martínez, 735 Mesilla Road, thanked the Staff for the process over all these weeks and they really did a good job. "One thing they taught us was compatibility with neighborhoods and what neighborhoods are made of – the streets of neighborhoods that give us the feel that we are living somewhere good. They saw how bad the road of Agua Fria was. Also you can see that Siler Road all the way to Osage has always bothered me. And when you get to Agua Fria and Camino Alire, it has bothered me. One of the first things I saw on the report was that this is not an appropriate corridor for something this big. We have to look at the corridors to make them appropriate. What is on the ground is all built out and Agua Fria is more rural area. Past Frenchy's is also rural. We can allow the density from the castle. There are trailers in there. That is why we wanted to have good commercial development that is compatible. That is why we went to 24' in zoning. What is on the ground is what people look at. We have grown smart with the neighborhood. Agua Fria - we talked about a lot. The City changed the ordinance for in lieu of payments recently and we haven't seen one project come forward with affordable housing. Get rid of that in

lieu of and put the twenty or thirty percent back into this so we can get Affordable Housing in the area. Let's change that and really bring affordable housing. We need to have a mixture for everyone. La Cieneguita is good model. Bring them back to this part of town. It is a good group and Justin was a good member of the group. We looked at the Commons and it is a good model with a cluster of homes that looks good. It doesn't have to be six stories high. Just make it affordable.

Ms. Nancy Fay, 728 Mesilla Road said, "I am here to strongly endorse the draft plan for the West Santa Fe River Corridor and Overlay District. I have been a resident since 1977 and a homeowner since 1997 in the area addressed by the draft plan. I would like to thanks all the Working Group members, project Staff, advisers and participants for what is a balanced, thoughtful, and thorough work on this draft. And I also include in my praise the impressive public presentation on April 10, which I attended. I strongly support limited zoning density and the seven goals of the study as noted on page 18. West Alameda is not a primary arterial thoroughfare, and should not be considered as available to be developed or targeted as a primary route to access downtown Santa Fe from any area, including the South and Highway 599. Traffic on West Alameda has essentially doubled in volume since opening of the Siler Road bridge with significant and worries some increases in traffic speeding and risks serious accidents on this narrow, twisting turning, blind curve two-lane road with limited sight distance.

We do not want to compromise our safety and disrupt the character and quality of our quiet, established river corridor neighborhood. We need neighborhood values in our neighborhoods. We need designs to slow and calm the traffic on West Alameda to be implemented as soon as possible. I agree with such strategy as additional periodic stop signs at regular intervals similar to those on Osage Avenue and/or speed bumps, similar to those at the Santa Fe Community College. So with these added for traffic safety, I'm happy to endorse the plan and ask that my remarks be added to the public record."

Ms. Angel Kuntusky said, "Thank you for listening to us on this very important issue. I don't want to live in a housing project – so much so, that I'd rather live in the RV that I purchased, along with my two children and my husband. Before getting into all of that, I'd like for us to think outside of the box and let's imagine that we are all smart enough and creative enough to address this in a holistic way. We can look past our differences and understand how we can accomplish everyone's need for safety and security and quality of life. My question for consideration is this, why are we continuing to use outdated standards of development which have been proven to be limiting in scope and damaging to the environment, and detrimental to economic equity? Right now, with these talks of development, we have an unprecedented opportunity to address environment, affordability, transportation and food security. One thing that I noted was not anywhere in the plan and they talk about keeping to the character of the Agua Fria river corridor, that there was no talk at all of agriculture, when the Agua Fria river corridor is in a historically agriculture farm land area.

"I noted in it that housing has a 5,000 square foot footprint. New, innovative technologies and sustainable living can create wooden dwellings that are both aesthetically pleasing, invites socioeconomic prosperity, collaboration, are more energy efficient, and you can do it in 175 square feet, as was stated previously.

"I understand that the draft of this plan necessitates preservation of native biodiversity and preserving the watershed, our air quality, mitigating the urban heat wind effect that is caused by developing and building in ways that don't take into account heat sinks that are provided by vegetation. However, one could argue that sustainable building with a 175 square foot structure that integrates urban agriculture items within it is going to provide more of a heat sink and a carbon sink and give a lot more to the community in terms of food security than a 5,000 square foot building for one person or one business with five employees. It seems that this overlay draft, while making some attempts to address these urban heat issues and environmental issues, does not address the more innovative methods of integrative, holistic development. We need to take a look before doing anything. What didn't work in the past and will not take us to where we want to be, we need to look at the stages of what it's going to take for us to build the kind of community that we can actually be proud of in terms of water conservation; not just as reactive things that building that into our neighborhood plans. This is going to take more than inviting some random builder who builds apartments complexes with all of that concrete. And they are so hot. I would invite you to look at changing the building codes to make urban agriculture ordinance possible and the possibility of renewable energy infrastructure, of advanced waste water system management and, along with economic equity and access, so you are not making 175 foot homes worth half a million dollars.

Ms. Carol Thomas, 2835 West Alameda, said, "I was a member of the Working Group and I want you to know this working committee was not a NIMBY movement. Resolution 2015-93 was sponsored by Patti Bushee, who served the people of this City for over 20 years. The working committee of 22 weeks held open meetings with Staff and the public for anyone who wanted to attend; anyone who wanted to contribute any input to this. This was not a closed meeting. The members are all very qualified. We are professionals from different careers. I ask this Commission to respect this cultural area - the residential character, the protection of this environment. Earlier, you were talking about protection of the Ridge top. There are a lot of other opportunities for low income housing in Santa Fe but we need to protect this area, too. This draft was well thought out. We pushed and pulled and voted. It was very democratic. Lots of city staff came and members of the Commission were there. It is balanced and good for everyone."

Ms. Gayla Bechtol, 1813 Hano Road, said, "I was on the committee too, and proud of what we did. I would like to say that there are 17 acres of this plan. I think it could be up-zoned a little more, although we followed what was there around the neighborhood. I think it was the decent thing to do because it has been a historic agricultural area and we did talk a lot about that = the vestiges of the historic defining community that has existed in this area for 400 years. This is some of it. What I got personally from this project is that we really do need a General Plan update." She showed the Future Land Use map from the 1999 General Plan and it doesn't show those parts because they were in the County." We have a NW Quadrant Land Use Master Plan from 2007 that covers a great deal of affordable housing, work force housing, senior facilities, apartments, all kinds of development and housing and the city already owns this land so it could be done like Tierra Contenta was in 1995 where developers actually pay the City \$6,600 per unit that helps pay for the infrastructure. It does work. The housing crisis started in 1992. It might be worse now. She encouraged the Commission to ask Councilors why the NW Quadrant is not being considered for Affordable Housing. There are parking lots that could be developed. In her neighborhood, which is R-5, the density could be twice that so each person could have a guest house or a rental unit there, too.

Ms. Katherine Shurlock, 1004 Camino Oraibi just bordering this area. She supports the plan. It could be a good model in the future in looking at all the river land way out to the Rio Grande. Much of this comment has been helpful. We need to think large and base the plans on the values we hold. The attitudes of people living there is great. She canvassed all along the south in Casa Alegre encouraging people to vote. Half are low income and in a home inherited or renting from the original owners. Many low income people live there already. And they have worked hard. It is old and graceful. She said she now understands the NIMBY point of view. There is a fear of increased pollution and congestion. "I appreciate the 23 neighborhood associations to form that West Santa Fé River Alliance. There may be a great deal covered by this study and many things that the City needs to address, or the City and County.

Ms. Mosare Valdez said, "This is an important study session for us to listen and learn from each other. "What is good for one person is good for all. I was living in Chimayo and Española for many years because I could not afford to live in Santa Fé. The Santa Fé Housing Trust is affordable. People live here in affordable housing. I could not afford \$1,500 per month. It is important to have a study of housing needs. I know many are like myself. We did a study for two weeks of 250 apartments you could rent per day. I know the city was in charge of the study – the Council. We come altogether to see a place to build and preserve and would not suffer. It is common good for all people. We can learn and create a good thing.

"We live on the same planet and when something happens to the environment, we all will suffer. We all need the same things. I love this neighborhood and something that all can benefit – to create a little paradise and see this in the future. We need to create all together in a nice way. I endorse the plan - they did a good job."

Mr. John Epps, resident of a high density area at almost \$1,400/month The reason is because he lives on a certain side of the town. On the east side there is a great separation of industry and business from residential and on the west side it is a more integrated area.

"On the other side is only residential and then business, business, business. That moves people away from their work. So I realize a lot of the issues are not all under your influence. But you can affect zoning. I heard tonight that about Mixed Use that has an issue in current state limiting businesses needing to have residential as part of it. That is a serious problem We need a better mix across town - Make as many things Mixed Use as possible.

Ms. Elizabeth Sandoval said the traffic issue was addressed so she would not repeat. Many drivers don't know how to use roundabouts. We are part of the city but we have no service for water, sewer, police, lights. Please take us back to the County.

There were no other speakers from the public and the public hearing was closed.

Chair Kadlubek thanked everyone for waiting and for the comments.

He asked for anything the Commission would like to say -

Commissioner Hiatt appreciated all the effort put into it and thanked all who participated. He read all the meeting notes and will study it further and hopefully come up with an enlightened decision.

Commissioner Abeyta also thanked all who participated. When you look at the resolution - you could argue they followed the resolution so we need to pay a little more attention to them. We need to stop doing it piecemeal and look at the big pictures because- we are putting neighborhoods against future generations. At some point, the Governing Body needs to look at the big picture and probably also include the county and SFCC with growth planning.

Chair Kadlubek said in that regard that the Commission has three areas we know for sure are very active right now. St. Mikes, Agua Fria and West River. The reason for the big picture comes from looking at this in isolation as though no others exist. He would be less wound up about the lack of density if he knew in the larger plan there were some right next to it with higher density. So if we look at all three, we could relieve lots of pressure. He encouraged the Commission to step back and have patience with the other two.

Commissioner Propst agreed with Commissioner Abeyta's remarks. She was thinking about the General Plan. No one neighborhood should have to solve all the problems. Dealing with the three all together would be good if we can't tackle the General Plan. The agriculture, water, waste water, and affordable housing are all important issues.

Commissioner Greene said it was great to work with staff and the Working Group on the issues here. Going forward, there are still opportunities without up zoning and also looking at landlocked properties as well as better streetscapes and better access to the river but 100 more units just need to be unlocked. They can't divide their property for the grandkids without that. Regarding the cultural properties focus - Hilario put together a hand written map that would be good to incorporate.

One goal never addressed was interconnectivity of the street network. There should be some detail and commitment to identify where the intersections need to be for development plans. He hoped the 22 weeks would be for something.

Commissioner Gutierrez said this is a great start and it is nice to have something in front of us. We've talked about General Plan a lot so it is nice to have something here. Communication is open.

Commissioner Hogan agreed with the point that it is hard to put all of our hopes in one basket. It puts pressure on all that can be. It is important to acknowledge what it has been. It is on El Camino Real and historic with a strong influence on finding land uses that continue to reflect that. The challenge closer to the river is agriculture and we might want to back off the density there by how far back from the river it is. Closer to Alameda and Agua Fria, more density is appropriate. It is clear that we need to acknowledge the history in the area.

Mr. Smith pointed out that some Commissioners were not on the Commission when this started. The resolution recognized that in a perfect world, the Commission would address the General Plan. The urgency of development pressures in this part made it necessary to do this prior to the General Plan

revision. The Planning Division supports updates to the General Plan. It was just the timing that led to it.

Chair Kadlubek said Long Range Planning made a great attempt to look at the themes of the General Plan and Mr. Liming and Mr. McPherson put in smart work. He was happy about the direction it is going. He hoped Councilor Harris continues that. He would love to see an update of the General Plan before approving any sector plan but that is probably for naught. He would like a better understanding of viable affordable density. He would also like to see more sustainable practices. The river is a natural resource to be protected. We can't wait for Mixed Use to be changed but it is not feasible in its current state. We have to recognize that low density always excludes Affordable Housing and hurts low income people the worst.

The biggest issue for him is the 2-3 properties along Agua Fria: Ecoversity and Boylan. He described what causes each step. The biggest change is the down zone to that property. That really needs to be looked at and a compromise made there. That is obvious.

Commissioner Propst pointed out that family transfers are affordable for those folks.

Mr. Shandler said the ball is now in Council's court and time for staff or citizens to talk with them about changes in the code or changes in General Plan or rezoning. Rezoning is a judicatory thing. So with judicial robe - I have to preserve myself about it - that doesn't prevent Commissioners from talking with staff but prudent not to mix.

I. STAFF COMMUNICATIONS

Ms. Martínez extended her thanks to Mr. Liming and Mr. McPherson for all the work they put into the Corridor Plan. Formally rec to LUD that we work on these things.

Mr. Smith announced the next meeting on August 4. Also, on August 18, the code amendments including urban agricultural and likely St. Michael's overlay corridor and a couple of applications will be on the agenda.

Commissioner Kapin said she would not be present at the meeting on August 18.

Mr. Smith had documents for Summary Committee members to sign after the meeting.

J. MATTERS FROM THE COMMISSION

Commissioner Kapin said they had a great Long Range Plan Committee meeting this month. They are working on what she thought were very good tools for land use. They are working on those and will bring them to the Commission sometime soon.

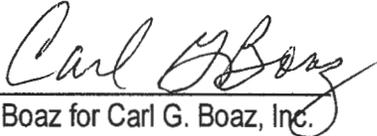
K. ADJOURNMENT

Having completed the agenda and with no further business to come before the Commission, the meeting was adjourned at 9:50 p.m.

Approved by:

Vince Kadlubek, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.