

SUMMARY INDEX
PLANNING COMMISSION

June 2, 2016

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PLANNING COMMISSION
Thursday, June 2, 2016 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting 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 Mr. Romero B. Hiatt, Secretary
Commissioner Roman Abeyta
Commissioner Justin Greene
Commissioner Stephen Hochberg
Commissioner Mark Hogan
Commissioner Piper Kapin
Commissioner Sarah Cottrell Propst

Members Absent

Commissioner Brian Patrick Gutierrez, Vice-Chair [excused]

OTHERS PRESENT:

Ms. Lisa Martínez, Land Use Department Director
Mr. Greg Smith, Current Planning Division Director and Staff Liaison
Mr. Noah Berke, Current Planning Division, Senior Planner
Mr. Adam Johnson, Budget Director
Mr. Kelley Brennan, 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

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

Ms. Martínez requested items #4 and #6 be postponed at the request of staff to the next Planning Commission meeting (June 16).

Chair Kadlubek requested to rearrange the order of the agenda by moving item #5 right after the CIP Plan report.

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

D. APPROVAL OF MINUTES AND FINDINGS OF FACT

1. MINUTES:

a. April 21, 2016

Commissioner Hiatt had some typos to correct as follows:

Page 2, 2nd paragraph: "he" should be "the."

Page 8, 4th paragraph: add and coming between "it" and "back."

Page 8, 6th paragraph: add "the" between "is" and "most."

Page 10, 4th paragraph: delete the equal sign and capitalize "She."

Page 10, 6th paragraph: add "to" between "children" and "school."

Page 13, 1st paragraph: "paring" should be "parking."

Page 20, 6th paragraph: "coal" should be "to draw."

Page 27: 5th paragraph should read, "Commissioner Hiatt requested as a condition of approval, the alternate plan for parking."

Page 30, 2nd paragraph: "agree" should be "agreed."

Commissioner Hiatt moved to approve the minutes of April 21, 2016 as amended. Commissioner Greene seconded the motion and it passed by unanimous voice vote.

b. May 5, 2016

Commissioner Hogan requested a change on page 8, 4th paragraph where it should say "on the approval is likely." And on page 10, 4th line where it should say "like" not "life."

Commissioner Hiatt moved to approve the minutes of May 5, 2016 as amended. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote.

2. FINDINGS OF FACT & CONCLUSIONS OF LAW

a. Case #2016-37. Santa Fe Place Mall Signage Variance and Plan.

Commissioner Hogan asked at #12 if there should be confirmation that the conditions were accepted by the applicant.

Mr. Smith clarified that it is not required that the applicant agree to the conditions.

Commissioner Hogan thought he saw it included in the minutes.

Mr. Smith said they could add that, if it is the consensus of the Commission.

Commissioner Hiatt moved to approve the findings of Fact and Conclusions of Law for Case #2016-37, Santa Fe Place Mall Signage Variance and Plan. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote. A copy of the Findings is attached to these minutes as Exhibit 1.

b. Case #2016-38. 3760 Buffalo Grass Final Subdivision Plat.

Commissioner Hiatt moved to approve the Findings of Fact and Conclusions of Law for Case #2016-38, 3760 Buffalo Grass Final Subdivision Plat. Commissioner Kapin seconded the motion and it passed by unanimous voice vote. A copy of the Findings is attached to these minutes as Exhibit 2.

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

1. **Capital Improvement Plan 2016-21.** Presentation of the Five-Year Capital Improvement Plan and the 2016-17 Capital Budget. (Oscar Rodriguez, Finance Director)

Mr. Adam Johnson, Budget Director, presented the update on both the Five-Year Capital Improvement Plan and the one-year budget in the absence of Oscar Rodriguez. The budget was approved by the

Governing Body. [A copy of the report is attached to these minutes as Exhibit 3.]

Mr. Johnson said most of these projects have been in the pipeline for some time. He is looking for more input in the 5-year plan projects that are funded or unfunded. Further, given that any budget is a snapshot in time, things are always changing and the whole plan is not set in stone. There can be BARs and adjustments in the CIP. He expects to see more one-time money for projects in the future. There will be a final version of the update as approved by Council on the website next week.

Chair Kadlubek asked if this plan will be in front of the Commission at other times and receive other updates.

Mr. Johnson agreed.

Commissioner Greene said this is great. He had talked with Mr. Rodriguez about a longer term with CIP and asked him to make the Commission aware of the strategic planning process as one of the outputs for economic development with housing needs.

Chair Kadlubek noted there are some projects we could imagine in the next five years that are not seen anywhere on the plan. But given that this is the first time, he gave congratulations and thanked Mr. Johnson for it.

Per the amended agenda, this case was presented next.

- 5. Case #2016-46. 102 Montoya Circle Escarpment Variance.** JenkinsGavin Design and Development, agent for Robin K. Laughlin request approval of a variance to allow a four foot high coyote fence within the Ridgetop Subdistrict of the Escarpment Overlay District. The 0.13-acre property is zoned R-21 (Residential – 21 units per acre). (Katherine Mortimer, Case Manager)

Ms. Sonya Abbot presented the Staff report for Case #2016-46 in the absence of Katherine Mortimer. A copy of the report is incorporated herewith to these minutes as Exhibit 4. Please refer to Exhibit 4 for details concerning the staff report.

She said the drop off at the edge of the property creates a safety issue for the property owner. The lot was legally nonconforming. Staff noted that there is no buildable area outside the ridgetop because the lot is entirely within the ridgetop subdistrict. The graphic illustration shows the creation of that safety hazard. The variance would allow for use of the land. All of the adjacent properties are already developed and it has walls or fences all along the property. This would be in keeping with the rest of the properties.

Applicant Presentation.

Ms. Hillary Welles, JenkinsGavin Design and Development, 130 Grant Avenue, Suite 101, was sworn. She indicated that the site plan needs a very slight change to the front on the northwest corner. The proposed fence is shown but was not closed around the property on the Commission's copy. It was shown inside the access easement in error as it is outside that access easement.

Ms. Welles handed out the corrected site plan. [A copy of the site plan is attached to these minutes as Exhibit 5.] She explained that this property is completely within the escarpment overlay and the fence is needed for safety. She stood for questions.

Questions to the Applicant

Commissioner Kapin said it is clear there are other fences in the area but not from the pictures if the other fences go all around it, fully enclosing the property. She asked if there were other properties nearby that were fully enclosed as she is requesting here.

Ms. Welles agreed. Just to the north of this property is the parking area enclosed by a coyote fence. There are numerous others that are fully enclosed.

Commissioner Hochberg asked if it will be a coyote fence.

Ms. Welles agreed. It will be 4' high.

Commissioner Hochberg asked if it will be visible from Gonzales Road.

Ms. Welles showed what it would look like. It will be constructed to match the existing fence. Looking north, there is a 5' drop off there. She showed Gonzales Road and pointed out the property which shows it is not very visible.

Commissioner Kapin moved to approve 2016-46...

The Stenographer reminded the Commission that public comment was not requested yet.

Commissioner Propst, for the record; for the attorneys when they build a record, from the Staff Memo, it doesn't appear that all the variance criteria have been met and the Commission heard that through the testimony.

Ms. Brennan said typically, the Commission would say in the motion exactly as she stated and also subject to any conditions of approval in the Staff report.

Public Comment

There were no speakers from the public concerning this case and the public hearing was closed.

Commissioner Greene asked if this fence is on top of the retaining wall and could be as high as 11' in some places.

Ms. Welles explained that the retaining wall below is around three feet high and is not on the applicant's property. With the retaining wall, the finished wall would be a total of 8' in height.

Ms. Abbot said they can build up to a maximum 10' wall total, including the retaining wall and the fence.

Commissioner Greene asked if they could do this without HDRB approval.

Ms. Abbott said they have Historic approval.

Action of the Commission

Commissioner Kapin moved in Case 2016-46 - 102 Montoya Circle Escarpment Variance, to approve the application as the Commission determines the proposed coyote fence meets the variance criteria and approval with conditions. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote.

- 2. Case #2016-49. Las Soleras Minor Amendment to Road Phasing Plan.** James W. Siebert & Associates, Inc., agent for Beckner Road Equities Inc., requests approval of a minor amendment to the Las Soleras Road Phasing Plan for 4981 Beckner Road, a 39.03-acre parcel, which is zoned HZ, Hospital Zone District. (Noah Berke, Case Manager)

The Commission heard the Staff Report together with #3 – Case #2016-50.

- 3. Case #2016-50. Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.** James W. Siebert & Associates, Inc., agent for Presbyterian Health Care Services, requests approval of a Development Plan and Terrain Management Variance, for 4981 Beckner Road, a 39.03-acre parcel which is zoned HZ (Hospital Zone District). The requested variance is to Section 14-8.2(D)(2)(b) SFCC 1987 for disturbance of slopes greater than 30%. (Noah Berke, Case Manager)

Commissioner Hochberg recused himself since he is Vice-Chair of the St. Vincent's Hospital Foundation and will be Chair on July 1 which will make him ex-officio member of the Christus St. Vincent's Hospital Board. There is no ethical obligation for recusal but he chose to avoid any appearance of impropriety.

Commissioner Hochberg left the meeting at 6:30.

Mr. Noah Berke presented the Staff report for each of these two cases and apologized for the postponement of the third case. A copy of the report for Case #2016-49 is incorporated herewith to these minutes as Exhibit 6. A copy of the Staff report for Case #2016-50 is incorporated herewith to these minutes as Exhibit 7. Please refer to Exhibits 6 and 7 for details concerning Mr. Berke's staff report.

Mr. Berke displayed a land use map of the Las Soleras subdivision with names of approved developments within the subdivision. He briefly reviewed the background on the Las Soleras subdivision.

The first case was for a minor amendment to the road phasing plan of the Las Soleras Master Plan which involves the development of the hospital site, Tract A. The applicant requests an amendment that the development of Tract A be required to construct a Crossing at Chamiso Road over Arroyo de los Chamisos, rather than Las Soleras Drive crossing. When completed, the Crossing would connect Beckner Road to Cerrillos Road.

Staff recommended approval of the amendment as shown in the Staff Report Exhibit B.

Mr. Berke went next to the variance request and described it to the Commission. He explained that the variance for terrain management is needed because it is the only standard not met for the Final Development Plan. The development requires the disturbance of natural slopes greater than 30%. The variance represents only 1.3% of the overall site area but would reduce the buildable area by more than ten acres.

He added that out of the traffic analysis, the Traffic Engineer provided a condition of approval to construct three roundabouts on Beckner Road. The Applicant has requested signal intersections instead.

Mr. Berke reviewed the conditions of approval from each City division and reported on the ENN meeting held at the Southside Library.

Staff recommends approval of the variance, the development plan and the minor adjustment subject to all conditions in both sets.

Questions to Staff

Chair Kadlubek noted that the conditions of approval are replicated in the Commission packet but it was not clear which ones go to which case.

Mr. Berke said there are some replications but they should be labeled on the top of Exhibit B which case they apply to. They were advertised separately so they are stand-alone cases.

Commissioner Propst said there are 17 conditions for 2016-49 and 19 for 2016-50.

Chair Kadlubek said there are 31 total conditions for 2016-49. He thought perhaps 1-17 were identical but saw that they were not.

Mr. Berke said there is some replication and there are differences between the two and the conditions with road phasing are for specific locations. The construction of Crossing at Chamiso is to be undertaken by Beckner Road Equities, the developer of Las Soleras and some of the conditions lie with that developer. The conditions for the Development Plan lie with Presbyterian.

Applicant's Presentation

Ms. Helen Brooks, Administrator for Presbyterian Healthcare Services, 103 Catron #29, who said they are excited to share these plans in Las Soleras. The new medical center will focus on emergency care and outpatient care and have about 30 beds. The Master Plan is for 39 acres and the structure is 285,000 square feet for the first phase at a cost of \$135 million. Presbyterian purchased the property in 2008 and now is moving forward to develop the site. We appreciate staff recommending approval of the application.

She introduced the team members, which included Jim Jepson, Presbyterian's Real Estate Development, Jim Siebert, Siebert & Associates Land Planning, Mr. Romero Laur, Dekker, Perrich and Sabatini Architects, Glen Bratton, Bohannon-Huston Engineers, Chris Cordova, Southwest Planning and Marketing, Terry Baum, Traffic Engineer.

Mr. Jim Siebert, 915 Mercer, was sworn. He asked Commissioners to turn to Tab 2 in the binder provided. [A copy of the contents of the binder is attached to these minutes as Exhibit 8.] He explained that Tab 2 has assembled all conditions in one place and at the top of the page, tells whether it refers to the development plan or the road phasing plan. In the conditions, the road phasing plan duplicates in 1-10 and then the remainder of the conditions are different.

Mr. Siebert used a PowerPoint to present the project. The binder has the printed version. He clarified that there is no new information in it but they took the information the Commission had before and packaged it to be more readable.

Mr. Siebert was disappointed that the signs are not on this agenda, as well.

He displayed the site and surrounding area. The area in blue is the hospital site of 39 acres. Surrounding it are brown, red and purple areas which are residential sections. The helicopter landing pad is at the northwest corner so flights will not be over residential areas but commercial areas. He identified adjacent properties. To the right is Specter Development that the Commission approved for 128 assisted living units. North of the site is the 300-lot Pulte development.

Mr. John Laur, 13109 Sandstone Place, Albuquerque, was sworn. He showed the long term development plan of the property. In the north is an arroyo that frames the top and takes 5-6 acres out of the 39-acre site. There are three roads in this area. The blue area is the proposed inpatient and outpatient medical care center. It is L-shaped. One leg is inpatient and connected with the atrium entry and connects

down to the physicians' office building which provides clinic and administrative functions. The lighter blue leg to the east is where the second phase will be built. Then there is another 120,000 sq. ft. of outpatient services. When the second phase kicks in, the parking garage will be built. The first phase is surface parking. He showed the visitor/patient parking and staff parking areas. Service drive is near the helipad.

The site slopes about 40' across the site. So the entrance at Chamisos enters on level 2.

On the right hand are special clinics to support the medical use of the property.

The site has some flood plain areas so the project uses 34 acres. The first phase is 285,000 square feet. The allowed square footage has a lower density than the maximum and achieves required height limit and required parking with landscaped areas at 31%. The maximum height requirement is 70' for the hospital and they will comply with the height and with all material, fenestration, and window style requirements. From the lowest level at the service drive up over the roof is 70' plus 4' for parapets.

Mr. Glen Bratton, 2844 Cantado Circle, Santa Fé was sworn and addressed the site utilities for the project. He pointed out the red dashed line at bottom which is the overhead PNM power line and blue lines surrounding the project are existing water lines in the infrastructure. The green line at the north is the City sewer trunk line in place. They will connect to the sanitary sewer line to provide service for the hospital and clinic. The Las Soleras Master Plan water plan connects to a water line across the site between the Crossing at Chamiso and Las Soleras Drive. Water lines will be placed throughout the site for fire protection and help meet emergency needs.

He addressed access to the site. He showed the access points. The main access is on the west side also at the Crossing at Chamiso. There are four access points. The northwest entrance is the ambulance entrance. There is also an entrance off Beckner and one off Las Soleras Drive. All but Beckner are full access entrances, allowing turns in or out left or right.

The Traffic Engineer requested that the Beckner Entrance be limited to restrict to right turns out of the site.

Mr. Siebert showed where the roads are completed now and described them. Beckner is completed out to the eastern property boundary. The Crossing at Chamiso is also completed. He distinguished that road from Las Soleras Drive. He pointed out the connection to Nava Adé called Walking Rain. So the site has multiple points of access which facilitates the distribution of traffic.

He briefly described the trails plan layout which had been presented before. The underpass takes the trail into Tierra Contenta and on to the diverging diamond on I-25 and State Road 14. There is also one from Richards Avenue to the hospital. In the immediate vicinity of the hospital are 10' wide trails of the City. The ones in blue are 8' wide. The other trails to be constructed are part of Phase Two.

Regarding the Variance, the 30% slopes are actually manmade slopes at Beckner and Crossing of Chamiso, principally along the drainage. It would be very difficult to develop the hospital without the

variance but that is a little over 1% of the property. There are various ponding areas with standpipes to a storm drain to the river. Upstream to them they have been cut off so they no longer function as drainage.

Regarding the Road Phasing Plan, Mr. Siebert showed a complicated map that was worked out with the Traffic Division. The road plan says that on the hospital tract, the load triggers the need to complete Las Soleras Drive. They are asking to change that from Las Soleras Drive to the Crossing at Chamiso. He explained the reason. Herrera Drive goes through Capital and Ortiz schools. Herrera is an extension of Crossing at Chamiso. Tierra Contenta Drive is an extension of Las Soleras Drive where driver load is half of Herrera Drive.

He asked Jim Jepson to talk about using a signalized intersection instead of roundabouts.

Mr. Jim Jepson, 3116 Camino de las Sierra NE, Albuquerque, was sworn and thanked City Staff for their efforts with a lot of discussion and guidance. Two staff members, in particular, have worked very hard on this project. But one area remains that they haven't agreed on - Roundabouts.

He said they believe most people are not familiar or comfortable with roundabouts and the hospital will have a disproportionate amount of older and anxious and stressed people so they would prefer to have no roundabouts near the site, if possible. The vast majority will be coming from the west or from I-25 onto Beckner Road or south on Cerrillos Road onto Las Chamisas. Quite a bit of expense and engineering has been done in preparation with easements and land swapping for a roundabout at Las Soleras and Beckner and they are fine with that roundabout as well as the roundabouts to the east of this site.

But they are requesting that from the entrances west to Beckner they not have roundabouts. That is condition #5 in both cases to have a roundabout at Beckner and Las Chamisas and one at Beckner and Las Soleras. The one at Beckner and Las Soleras would remain. He asked the Commission to support them in this request.

Mr. Siebert said they are in agreement with all the rest of the conditions.

Public Comment

Mr. Bryan Tremko, 11 Scarlet O'Hara, Moriarty, New Mexico, was sworn. He stated that he works for the Southwest Regional Council of Carpenters union representing 1,200 carpenters in New Mexico. He commended the architects and engineers for the beautiful design and hoped the Carpenters ultimately could support it. But he was speaking against approving anything until some questions are answered.

The first presenter talked about the jobs this project would create. Certainly some of the jobs are in the construction industry. He asked who would build the project. He knew they have narrowed it down to possibly three companies and one is an in-state-out of state partnership. With Presbyterian being the largest nonprofit in New Mexico and receiving tax payer subsidies, he would like to keep our tax dollars local and use local workers and local construction companies.

He also wanted to ask if the contractors they use are paying area standard wages and are they using local workers and whether they pay healthcare benefits to their employees. Ultimately, it is a double hit if they don't and the tax payers pay for it. He found it ironic if the hospital providing health care did not pay health care benefits to those who work in their facilities.

Mr. Frank Herdman, 1305 Villalobos and office at 125 East Marcy Street, was sworn. He said he represented Christus St. Vincent Regional Medical Center. After an introduction, he would introduce Professor Aldrich, involved in the Master's program in Healthcare Administration program at UNM to speak.

He emphasized that this application is like no other ever before the Planning Commission. This application is unique because it is the first request for the development plan approval to construct a new hospital in Las Soleras Hospital Zoning District. The zoning district codes are like no others in the code. It requires the applicant to submit both a market analysis and a fiscal impact analysis including the demand for the project, net local public costs and scale and extent of local competition. The Code states, "The applicant shall conduct and submit a market analysis and fiscal impact analysis that analyzes in detail the need for the proposed hospital."

Those documents are required to describe in detail the need for another hospital in this community. Those requirements contemplate that the Planning Commission, as part of its review, will make a meaningful review for the need of an additional hospital in Santa Fe.

He noted that no part of the presentation here, except minor comments by Staff that address any of those issues. And no reference to the code requirement to submit that information other than the fact that the Planning commission does need to make a meaningful review. Staff has explained that the criteria to find that the project "will not adversely affect the public interest." That is directly from the code. It is only this zoning district with these unique requirements and for good reason. There are numerous potentially negative consequences that may result from this construction other than traffic, noise, lighting that typically come before the Commission.

The State of New Mexico does not regulate those because it does not regulate whether a hospital should be built. Many other states do but not New Mexico. These negative consequences need to be evaluated and the Commission needs to look at them carefully.

The presentation was deficient in many respects. He would ask the Commission to determine the application is incomplete until they submit the analysis of need for a new hospital. Professor Aldrich will present some questions that he asked the Commission to get from the applicant to properly evaluate it.

Dr. Ron Aldrich was sworn and used a PowerPoint in his presentation. He said he has a variety of different roles. He is currently a professor at UNM and served on the Board of Christus St. Vincent's for 6 years and served as Chair and completed that 2 years ago. He provided a handout on Use Specific Standards. [A copy of the handout is attached to these minutes as Exhibit 9.] He shared several other of his qualifications including 50 years of leadership across US.

He said his comments deal with concerns he has as a member of the community serving as a navigator for people to access healthcare.

He shared a printed copy of his PowerPoint presentation with the Commission [attached to these minutes as Exhibit 10]. A number of trends in US and also in Santa Fé is a shortage of providers. Our physician population is the oldest in the US except for West Virginia. And significant shortages of nurses have resulted in changes in nurse education. Nurses known as travelers come from far away.

Secondly, hospital margins are shrinking across US. There are some improvements recently by expansion of Medicaid in New Mexico but now they are facing significant cuts in payments. The effect will be most significant for those at the margins - no coverage, despite wealth in Santa Fé, we have lots of poverty. Many profitable surgeries help subsidize other services. Orthopedics is a strong component.

Hospitals are under significant reimbursement crises. Obstetrical service in Las Vegas is no longer available. So we are in a period of significant change because of those issues. Many states regulate the opening of hospitals, especially specialty Hospitals. Recently, 250 attended hearings discussing the issue with Presbyterian. Those models don't always work. A number of operating rooms at St. Vincent's were shut down to make the partnership with doctors work. Presbyterian has 35,000 enrolled members of their health plan. Not all new hospitals are successful. Sometimes there are consequences.

We face scarcity if Santa Fe splits that between two hospitals. Santa Fé labor costs are somewhat higher so we do see a potential for splitting the workforce making an impact on the labor costs. Another impact of concern is that community gets \$23 million in subsidies and both are under the same provider number and St. Vincent's has sole provider status. So when Presbyterian opens the facility, it will have a significant effect because sole provider funding will not be available. Physician compensation issues have been very serious.

Some of the services - trauma center service, behavior health, substance abuse, birthing, and a lot of others cannot support themselves and must be subsidized and that might affect the ability of the proposed hospital to provide them.

Española is the capital of opiate problems and that could be problematic.

Higher costs could be passed on to employers. They claim it will lower costs. Mergers keep going on because that is not the case.

It would be important to validate the need for services at the Presbyterian location. It is mostly ambulatory with limited beds. We are shifting dramatically away from inpatient services.

When he looked at the presentation - from the classic certificate of need, a number of areas don't meet the standard for needs to be met. He listed them.

Out-migration by St. Vincent's is different from Presbyterian Health Services. More data needs to be analyzed.

The definitions of the primary service market and secondary service market need to be analyzed. Expected revenue growth need added information and who will be impacted by the services provided.

The Presbyterian ambulatory center is right across from St. Vincent's Hospital. If you look at our community, the increase of ambulatory centers is dramatic.

One issue that is a question is whether this will impact the splitting of the workforce and how we will handle that. What will happen with unprofitable services that are being subsidized?

Presbyterian Health Services operates healthcare across the state.

Lastly, he provided a series of questions to consider and need to be answered.

He would encourage the Planning Commission to look at those to see if they would adversely affect the public interest.

He said he is not opposing this proposal but asking for more information to be provided that is worthy of consideration. He said he presented this as a citizen but has disclosed previous affiliations.

Commissioner Hiatt noticed in the ordinance and from Mr. Berke's presentation that it was required that the Santa Fé County Health Policy Planning Commission consider this application and it also required that St. Vincent's be invited to the meeting. He asked if Christus St. Vincent appeared and participated at the meeting.

Professor Aldrich said he saw the notice but could not attend and didn't know if they attended. But they were notified. He added that his belief is that, knowing Presbyterian, they would work to meet every standard.

Commissioner Hiatt asked if his points were previously made known to Presbyterian.

Professor Aldrich said when he read the summaries of the meetings that were presented to the Commission in preparation, he did find some of them but not all of them. "We tried to identify those that needed to be addressed." He was very concerned about the impact on the community as a whole and how they could work collaboratively to be certain to make improvements in the health status of the community.

"Frankly, having gone through that whole health planning community needs assessment process, we are finding that there is a lot of significant issues that are identified that we are not making good progress with."

He also appreciated Ms. Brooks' comment to make them as effective as possible.

There were no other speakers from the public concerning this case and Chair Kadlubek closed the public hearing.

Commission Discussion

Chair Kadlubek asked to discuss the Road Phasing Plan, roundabout issue and then fiscal impact.

Mr. Berke said regarding that meeting with the County Commission that there was a name on the attendance list that had a St. Vincent email address.

Mr. John Romero came forward to address the reason for a roundabout for that intersection. He said that during the Master Plan phase, he asked the applicant to do a study on Beckner Road and that was how he decided roundabouts would be optimum. Pulte is building one also.

Chair Kadlubek asked if that was with the understanding there would be a hospital on that tract.

Mr. Romero agreed.

Chair Kadlubek asked if it is either a series of roundabouts or a series of traffic lights.

Mr. Romero said there are some inefficiencies to attempt progression with lights. With roundabouts, there is no traffic saturation.

Chair Kadlubek asked if that was his main concern or if there are others.

Mr. Romero said a roundabout would be better. It reduces the number of crashes and fatalities and reduces emission because you don't have to sit and wait at the signal. It reduces electricity costs too. The city for the last ten years has seriously considered roundabouts instead of signals.

Chair Kadlubek asked if they build a roundabout and find it detrimental - just not working, how quickly the City could respond to go from a roundabout to signals.

Mr. Romero said capital would be the issue but he didn't anticipate that would be a problem. There are roundabouts being built at hospital entrances around the country and have not experienced any problems. He had not seen any studies that would indicate increased crashes. He related that when his son was being born, he ran red lights but with roundabouts, that wouldn't happen.

Chair Kadlubek asked if he had any information about not knowing how to use roundabouts. He said he travels from downtown to Siler Road quite a bit and noticed that big roundabout there getting better. Does the City have data as to how many accidents occur at or within roundabouts?

Mr. Romero had a national study that showed a 47% reduction of crashes and 50% reduction of fatalities, compared with signalized intersections. When people don't understand them, they are just more cautious. The only negative thing is that they don't operate more efficiently. You can compare by looking for debris, broken glass, etc at roundabouts compared with signaled intersections.

Chair Kadlubek asked if this one would be double lane or single lane.

Mr. Romero said portions are multilane. There are no others now. The one on 599 is single lane. The ones on Richards have some multiple lanes.

Commissioner Hogan asked that someone from the applicant team talk about their preference. This rationale is unfamiliar with roundabouts but it would age out as the population ages and more people come in with experience. He was trying to get to how critical it is.

Mr. Jepson apologized that the Commission has to be the tie breaker. Their major concern is no familiarity with them. As time goes by, it would work itself out. He added that he is personally a fan of roundabouts but believed this comes down to comfort of people using them. It would cost Presbyterian about \$400,000 to trade out that intersection and was not sure if putting it back later on would be the City's responsibility or not.

Commissioner Hogan asked how critical it is to their mission and the function of the facility. It appears to be a significant issue of planning. It ought to be based on a solid rationale to make an exception.

Mr. Jepson said there is no correlation with their business operation. We are talking about a few roundabouts in thousands of intersections. Mr. Romero convinced him they are safer. You might reduce that rate by a marginal amount before it affects statistics.

Commissioner Hiatt asked why, after 8 years, we are at this point. He asked if we didn't decide for roundabouts 8 years ago. He asked what had happened to change that now.

Mr. Jepson replied that there was never a discussion of roundabouts eight years ago and the developer dealt with that without any input on our part.

Commissioner Propst asked if there would be many signs at this intersection directing people.

Mr. Jepson said there is one sign at the northeast corner and he didn't anticipate a lot of signs that would add or detract from that roundabout or a signal.

Chair Kadlubek asked about the distance to the next roundabout.

Mr. Jepson said it is the full length of their property – probably a half mile. There is just one other one on our side and it is restricted to right in and right out. It doesn't come across.

Mr. Romero said at some major roads, they try to implement access control. It is safer making U turns than allowing left outs. But these roundabouts provide more flexibility to accomplish that.

Commissioner Kapin asked why there is that preference for a U-turn instead of left out. They are kind of irritating.

Mr. Romero said the primary reason is safety. On Airport Road we put in access control because of high number of accidents and to prevent risky movements. We did a study and the numbers were significant on crash reductions. Another byproduct is that at some major intersections it backs up traffic waiting behind someone trying to make a left turn.

Mr. Romero added that there are two other entrance points in that direction. As stated by the applicant, most would make a right out anyway. The roundabout would still be able to handle that traffic.

Commissioner Greene asked about wayfinding when a driver is making a 3/4 circle whether there is a signage issue in approaching which exit is marked and how that signage would be done to make it clear.

Mr. Romero said they would put guide signage around the roundabout. This one is four legged at 90 degrees so it is a little more conventional. South Meadows is a little more confusing because of multiple legs. The City will provide signage and you have to be in the correct lane when entering the roundabout if you are making a left turn.

Commissioner Greene asked if the City could make a marking on the pavement like a big blue H for the hospital. It would help with wayfinding.

Mr. Romero -said he could look into that. The city follows the AASHTO standard which is a well-established standard. The first roundabout was done in 1994 and they surveyed and found that American drivers are different than Australian drivers. There is now a good number to consider.

Commissioner Propst asked, if someone misses the left into the hospital, where the next opportunity would be for them.

Mr. Romero said there would be another left turn available.

Commissioner Kapin asked are any of the roundabouts are scheduled to fail at some point and if there is a difference in cost between lights and roundabout.

Mr. Romero said the way things are developing, you can always access a roundabout. He didn't anticipate it would ever fail with a roundabout. For cost, we would have 20-30 years from now with of no electricity and constant flow. He truly believed the roundabouts would last into perpetuity.

Chair Kadlubek predicted a lot of traffic on Beckner with so many units being developed; with quick access off I-25 and it would become lots of people's favorite road. He saw how it could be a concern. He asked if we could find a way to make the roundabout less confusing instead of reverting to signals.

Commissioner Kapin asked Mr. Berke if there is anyone working on the trigger the roads with 4-B development.

Mr. Berke said Tract 4-B was slated to be a Costco Store but they are not coming to Santa Fe now. He was not sure who will develop that C-2 commercial zone. There has been talk of various stores going in but nothing definite now.

Commissioner Greene posed, if the Costco doesn't get developed for 3-4 years and Presbyterian is so successful that they go to Phase 2, whether that Phase 2 would trigger the other bridge or if that was specifically for another developer to trigger the back access.

Mr. Berke clarified that the hospital would be finished with development of roadways in Las Soleras with the Crossing at Chamiso. They would not be required with any other phases to finish out Las Soleras Drive.

Mr. Romero added a small caveat, that in that phasing plan, the intent is just to have a systematic way of putting in all the roads. The caveat is that if traffic develops and overloads the Crossing at Chamiso then they could arguably be required to build out Las Soleras Road but he didn't think that would happen. The commercial development at the State tract could also trigger requiring that extension. Problem traffic would trump the plan then.

Commissioner Greene asked if another traffic study was required before Phase 2 development.

Mr. Romero said Staff did not see a need for it because of anticipated traffic for the hospital. Background traffic would be from the other developments. We can look at it in the future to see if an access permit would be needed.

Commissioner Greene recommended that when the applicant comes forward with Phase 2, we would look at that traffic and determine whether the second bridge is necessary.

The applicant was willing to look at that at Phase 2 and could deal with that bridge, if needed.

Commissioner Greene said traffic for access to Richards and Beckner could be a full throughway. He asked what the time-line is for that.

Mr. Romero clarified that Pulte is going to be building a section from their last drive to Richards. In the road phasing plan, it is basically from point 1 (in the road phasing plan) to Richards - in the table on the right.

Mr. Smith said it is Exhibit 1A of the road phasing plan in the packet.

Commissioner Greene pointed out that for that section it says there are dedication or annexation issues. He asked if that was laid out for one year, two years, five years.

Mr. Romero explained that the connection will be made initially. And then, based on certain phases of developer, certain things would develop - it is part of the whole plan to get things built out systematically. But in the future, it will be connected with the Pulte subdivision. Pulte is on the hook to do that.

Chair Kadlubek reasoned that it would depend on how fast Presbyterian got up and running. If they were successful, that would be the concern. He would hate to see the full connection from Beckner to Richards held up by lack of development in the red areas on the south side of Beckner. But Mr. Romero said traffic would trump the plan. He asked if the City would pay for it.

Mr. Romero said the developer would pay for it and is negotiated with the developer.

Commissioner Greene asked that the Commission put a condition that a traffic study be performed prior to phase 2 development of the Presbyterian site and such connections to Richards Avenue would be brought up to urban standards or the second access at Las Soleras Drive – the bridge over the arroyo.

Mr. Romero opined that conditions should be attached to the development plan and not the roadway phasing plan. It is not altering the roadway phasing plan.

Commissioner Greene agreed.

Mr. Jepson clarified that the traffic study was only required if Las Soleras bridge was not completed.

Commissioner Greene agreed, if the bridge was not completed or the urbanized buildout of Richards was not completed.

Action of the Commission

Chair Kadlubek asked if the Commission can now vote on 2016-49 by itself.

Ms. Brennan agreed they could vote on this separately and then vote on 2016-50.

Commissioner Propst asked if the Commission has agreement on the roundabout.

Chair Kadlubek said it depends on the movant's motion. If it is to remove condition #5, then the Commission could remove condition #5.

Commissioner Hogan moved for approval of Case #2016-49, Las Soleras Minor Amendment to

Road Phasing Plan including staff conditions. Commissioner Hiatt seconded the motion and it passed by unanimous roll call vote with Commissioner Hogan, Commissioner Greene, Commissioner Kapin, Commissioner Propst, Commissioner Abeyta and Commissioner Hiatt voting in favor and none voting against. Commissioner Hochberg was not present for the vote, having recused himself from this case.

2016-50 Discussion.

Commissioner Hogan asked about disposal of medical waste and possible effects on the waste stream that can create issues at the wastewater treatment plan.

Mr. Berke deferred to the applicant.

Mr. Smith also noted for the record that Mr. Holland from the Wastewater Division is present.

Mr. Laur responded that for liquid waste and solid waste, there are specific systems the hospital integrates for proper disposal. The Hospital will use red cans at the facility for daily collection and treatment of bio-waste daily to get rid of it in an approved manner.

Commissioner Hogan clarified he was speaking about liquid waste discharge.

Mr. Laur said he couldn't answer the specific question but there are systems in the hospital such as blood loss that is collected in the same system. It is contained within the OR room itself and absorbed and not hosed down into a drainage system.

Mr. Holland said they have an industrial "pre-treatment" program. They go out and inspect systems and have an e-monitor built into the city code right now. They will have other protocols within the hospital.

Commissioner Propst apologized that she has to catch a plane early in the morning and said a couple of things jumped out for her in the materials. Some was raised by Professor Aldrich. It was her understanding that this will only serve Presbyterian customers.

Ms. Brooks said that is not the case. They will accept most health plans including Medicare and Medicaid.

Commissioner Propst recalled the fiscal impact said 60% of staff are expected to live outside of Santa Fe. That seemed like a really high number.

Mr. Chris Cordova was sworn and explained that in every instance, they made the effort to be conservative. In order to be conservative, they picked a low number, given housing costs in Santa Fe. They also reflected the statements by Professor Aldrich. Over the years as housing is built out, it might be alleviated but they were providing the worst case scenario.

Mr. Fabian Trujillo said he has looked at many of them before and this one is a very conservative report. Most are 30-35% outside of Santa Fe. Without a leakage study, it is hard to determine. There is a commute study. He also believed and would stand by his analysis that Presbyterian has met the requirements of the Code. They did a property fiscal analysis and marketing analysis. They also showed there will be significant positive economic benefits. Those impacts are outlined in his analysis.

Commissioner Propst did not see much about sustainability in the impact report, like solar panels or other designs to help with energy. This is a big facility.

Mr. Berke allowed Mr. Mr. Jepson to answer that.

Mr. Jepson said they thought they are a strong steward of resources including solar designs. He could show how they reduced water use, using thermostat controls, turning lights off in the facility and avoiding fully reheating or rechilling water. When measured at their last facility, they were on the cusp of LEEDS level. Most of them they do for prudent reasons. Solar is a little different. Regarding the payback, they pay on a different base rate that is less than with solar and the payback is twice as long in the hospital vs clinic so they would prefer to implement solar in a clinic but not in a hospital. In addition, putting solar on top of the hospital would only meet 2-5% of their electric needs.

Commissioner Propst thanked him for the response.

Commissioner Propst excused herself from the meeting at 8:51 p.m.

Commissioner Greene asked if Presbyterian would be willing to provide a letter to the Public Regulation Commission supporting the City's 2440 Goals to encourage them to seek cleaner and more sustainable energy solutions to their bulk purchasing. If Presbyterian is one of those consumers with muscle, maybe it would have an effect.

Mr. Jepson said they are scheduled to meet with Beth Beloff next week on this subject. He was smiling because he did write a letter to support ART in Albuquerque.

Commissioner Greene noted that Beth Beloff is Chair of the Sustainable Santa Fe Commission, so he encouraged him to work with her to address the issue. Presbyterian has a lot of parking lots that could be covered by solar and the opportunity to get utilities underground. Presbyterian would look great in the eyes of the community if they did that.

Mr. Jepson said they are open to that. The economics and the economic model is difficult and they want to do what is best to balance it with healthcare.

Commissioner Kapin was struck by the economic leakage review. Little things help a lot. The report of Mr. Trujillo had several ideas where Presbyterian could be involved. It doesn't have to be huge. Those percentages do help and she encourage Mr. Jepson to look where he could and build good relationships.

She thought there were three things he recommended of ways the hospital can help with the workforce.

Mr. Trujillo said he would like to suggest reductions of leakage with workforce. Santa Fe has the #1 Affordable Housing program in the state. He recommended they work with the Affordable Housing program to utilize that for staff. The City has a tremendous asset in the Santa Fe Community College for workforce programs that go down as far as high school students. He also recommended they work with the Workforce Investment Act to get federal training funds. Those would go a long way to reduce leakage. This report is very conservative and when Presbyterian gets more acclimated, a lot more will stay here in Santa Fe. A lot of people will want to move here to save costs. He believed the need for this was documented well in the marketing analysis that Southwest Planning and Marketing did.

The CBQL said the healthcare industry will have 15.1% growth by 2020 and employees would be needed because of the aging of our population. So this facility will also be needed.

He also related to this particularly for women's healthcare services. He told how his wife had to have surgery and had to have it in Albuquerque because that service was not available here. She had complications and had to go to St. V's ER and the person there had never seen that operation before. He ended up having to take her to the Mayo Clinic to preserve her life. These choices need to be available here. This is a growing industry and the aging of our population shows and based on the marketing study that there is need for a second hospital.

Commissioner Hiatt said it sounds like Mr. Trujillo believes the economic impact study meets the standards. He asked if there was anything he heard from Professor Aldrich to defer our decision.

Mr. Trujillo said no. He listened intently and was not sure they got the detailed report from him. Maybe just the summary report. He thought the applicant reports meet the ordinance.

Chair Kadlubek asked Ms. Brennan if it was her opinion that the statutory language has been met by the applicant.

Ms. Brennan said that really is the Commission's job to determine. The ordinance requires certain things and staff reported that it has been met and the Commission heard testimony that it has not been met. So the Commission is to make a finding that this will not affect the public interest. Commissioners might feel it doesn't meet some things but if you find it sufficient, you can make the finding.

Chair Kadlubek asked Mr. Trujillo about the testimony that the community will lose \$23 million and whether he was aware of that for this hospital.

Mr. Trujillo said he was not aware of that and it was not addressed in the analysis about loss of federal funds. But the market analysis shows that another hospital is desirable and they met that. Presbyterian is also going to be serving Medicare and Medicaid patients and others so that money will be coming in too.

Chair Kadlubek asked if Presbyterian feels there is sufficient skilled labor resources to meet the need.

Mr. Jepson said this issue of leakage is a projection and it is our goal to fill as many as possible to be filled with local people. The goal is no leakage. As far as scarcity of jobs, he believed they can fill these positions and already are getting requests from people wanting to work there.

Chair Kadlubek asked if their Rio Ranch staff is at full capacity.

Mr. Jepson said they are in a much better position than five years ago. They have been aggressive in expanding nursing positions. They worked aggressively with CNM and Albuquerque high schools.

Commissioner Greene asked if he had potential data from the St. Michael's facility. He felt it was great that they are cultivating the Albuquerque market. He asked how they did that there and wondered if they would repeat it here. He would love a pledge that they would do "a, b, and c."

Mr. Jepson said they got CNM to start a nursing program.

Mr. Brooks added that they have started conversations at SFCC to develop a nursing program and they are excited about the graduates.

Regarding St. Michael's, Ms. Brooks said there are 50 employees and a good percentage live here. They would like their workforce to be part of this community. So they would like to have big percentage living in Santa Fe.

Commissioner Greene wondered if Presbyterian was going to get some people from St. Vincent's and that will leave them with a void.

Commissioner Kapin noted in the fiscal report that 23% seek care in Albuquerque and 4% in Española. She asked how they are you going to plug that void.

Mr. Cordova said those statistics came from Presbyterian. Some are very specialized issues that can't be handled here. But there is a sizable percentage leaving Santa Fé to get care in other places.

Commissioner Kapin asked if they had more detail on that report.

Ms. Brooks agreed there is more detail but she didn't have it here.

Commissioner Kapin pointed out that the detail would have been helpful to have proof of their claim. "You might not be putting something in here to plug that leakage."

Commissioner Greene asked what services Presbyterian would provide that St. Vincent's is not.

Ms. Brooks said there are access issues in the marketplace. She listed all of the outpatient services that people need most often.

Mr. Cordova added that they also looked at aging of population and what it would mean for increased demand in the area.

Commissioner Kapin asked if the data does exist.

Ms. Brooks believed so.

Mr. Cordova said they could provide the data to support that.

Commissioner Greene went back to the terrain management issues. He asked if there are any water flow issues from off-site that crosses this site that might need channeling into the arroyo, etc.

Ms. Zaxus said those two arrows mentioned earlier that were cut off by road construction were a concern but she didn't have any other concerns.

Commissioner Greene asked if nothing crosses the site.

Ms. Zaxus agreed. The flow is directed elsewhere from south of Beckner. It goes into storm drains and there are a couple of ponds for overflow of 100-year as part of Beckner Road construction.

Commissioner Kapin didn't see any provisions for buffers on the property and asked why it wasn't included.

Mr. Berke had a memo from Mr. Thomas that was supposed to be handed out. He asked if the Commissioners saw copies of it.

Mr. Smith handed out the memo [attached as Exhibit 11]. He also handed out the legal lot of record for Las Soleras [attached to these minutes as Exhibit 12].

Mr. Berke said Paratransit would be extending transit to the subdivision. He had included a memo from transit regarding the right-of-way to be secured for their bus stops. Hopefully the memo answers the question.

Commissioner Kapin suggested that probably rides will be needed in public transportation to get there. She asked why that was not included in the ROW for future use.

Mr. Berke said there is a bus stop proposed on Beckner Road in the future and he didn't know the time line and didn't want to speak for them. What he understood was that they would do a route when it is warranted. They do provide options for those who qualify for paratransit.

Commissioner Kapin asked what kind of conditions they could add to make sure there is ROW for that purpose. Getting from Beckner up Hospital Drive would not be convenient. Under Human Services, safety

net services are affordable and available. The bus will be receiving lots of demand. She asked what could be done to prepare for that ahead of time.

Mr. Berke said the applicant could agree to allow bus service to the hospital.

Commissioner Greene wondered if in the interim, they could provide some kind of shuttle to help people to get from the bus stop to the hospital.

Mr. Jepson said they provide shuttles at other sites and would provide a shuttle van, if needed. Presbyterian has been asked to provide easements for bus stops and anticipate that here. They won't hold that up. In some cases, they have paid for locating the bus stops on their property and deeded that bus stop property to the City for that purpose. So they are willing to provide the ROW.

Commissioner Greene proposed that from whatever bus stop happens on Beckner to the campus they provide an easement to allow the bus stop to be located on the campus. Or if off site, that a six-foot-wide sidewalk from the bus stop be constructed but also potentially from the easement for the bus stop.

Mr. Jepson said if Presbyterian could help decide the location of the bus stop, it would be okay.

Commissioner Greene hoped Presbyterian could choose that location and a pathway from hospital to that bus stop.

Mr. Jepson thought at the entrance would be the best location.

Commissioner Greene asked if internal sidewalks are not required.

Chair Kadlubek said they are sometimes. It would say the applicant is willing to work with the Transit Division to identify the best place for a bus stop to access the hospital. It might not be the best solution in the perimeter. It might be best to have it on Beckner. But they should work with Transit to find the best place for the bus stop. Transit did not put that as a condition of approval.

Commissioner Kapin thought maybe staff could help us with granting that.

Ms. Brennan pointed out that granting the ROW is a specific thing that requires a specific piece of property so as the Chair suggested, it could state "that the applicant cooperate with the bus system." The Council granted a study for merger with NCRTD so a cooperative undertaking to address the transportation needs of customers.

Commissioner Kapin asked if it is possible they might say they don't have the land for it.

Ms. Brennan said it should be something that would not create an unreasonable burden on them.

Commissioner Greene asked if there is any provision for electric car chargers at the parking lot. Maybe staff could be recruited because of that.

Mr. Jepson couldn't answer that. They don't have any elsewhere but could address that question if needed.

Commissioner Greene said when Phase 2 comes about, it would be helpful to have addressed these sustainability issues - whether solar, car chargers, water harvesting from roofs – or anything that could be incorporated in phase 1 would be appreciated.

Mr. Jepson said they have invested in these technologies for 40 years. He could give a number of examples, but they didn't anticipate that as a requirement.

Chair Kadlubek said the City can't require anything above the code. The Commission has been told that several times.

Commissioner Greene said Plan 2040 goals for neutrality is part of the resolution

Mr. Smith agreed to follow up on that and include those that relate to sustainability and energy conservation. He was not aware of the standards alluded to. Also, Plan 2040 is not adopted as part of the General Plan.

Chair Kadlubek said the economic impact report goes back to the establishment of the hospital zone and what Council intended, if we have the minutes from that meeting.

Ms. Brennan said she had those minutes but no access to the packet for that meeting. They are from the January 28, 2009 meeting of the Governing Body and on the agenda was adoption of Ordinance 2009-3, amending the code to create a hospital zoning district within Las Soleras and Making such other changes as are necessary. There was a short presentation by the applicant, saying that the request was to fill a gap in the City's Code that does not address anything other than the existing hospital facilities as an overlay zone, meaning they would want it zoned for a hospital use. That was really the sole comment addressing the issue of the other language. Councilor Chávez said, more importantly, it helps us to identify what our health care needs are in the future and hoped to address and meet those needs in a group effort. The rest of discussion was about the 70' height.

Chair Kadlubek understood there was no deeper intent then.

Ms. Brennan agreed. She and Mr. Smith attended these hearings. She did not remember a long discussion on that point.

In response to Commissioner Greene, Mr. Romero said they will work with the applicant on final review of the development plan. The city will work with the hospital on signage consistent with our policies. It will require just a handful of signs in both directions off Cerrillos Road - maybe as far as Airport Road and

Cerrillos Road and maybe Rodeo and Richards. As far as DOT signs, it is just supplemental signage that we have on the interstate.

Commissioner Greene proposed approving with three additional conditions; first, that a traffic study be performed if the bridge at Las Soleras Road or the Richards Avenue connection is not brought up to urban standards and that the traffic study be performed prior to phase two developments and if the bridge or urban standards for Richards are built, that the study might be part of requirements for future phases. Secondly, a condition to support workforce training, working with Santa Fe Community College and other educational facilities, to alleviate any impacts to other local facilities and to initiate that as soon as possible and prior to opening but as a condition to phase 2. And to create a plan to market for those positions locally; thirdly, a condition that Presbyterian work with local workforce development agencies and education programs, specifically Santa Fe Community College to reduce local workforce leakage.

Mr. Smith thought they were encouraging the applicant to work on that and that might be the limit of what the Commission can do as a Commission. He was not sure they have the authority to make it an enforceable condition of approval.

Ms. Brennan concurred. It is an “encourage cooperation.” She would say also that they report on efforts.

Commissioner Hiatt asked if this is a motion to approve.

Chair Kadlubek agreed but asked to get the conditions clear first.

Commissioner Greene recommended a condition that the applicant, prior to Phase 2, work with Sustainable Santa Fe Commission and the Planning Commission to develop a sustainability plan to meet our long-term sustainability goals of 2040 such as water harvesting, solar use, energy use, etc.

Mr. Berke asked if Commissioner Greene could state if these are recommendations or conditions of approval.

Commissioner Greene said these would be conditions of approval for future phases.

Commissioner Abeyta asked if these are even enforceable or would the applicant go to Staff in a year of two and Staff would then say they are not legal conditions – not within the purview of the Planning Commission.

Commissioner Kapin thought there was a way to do that.

Commissioner Abeyta said he gets leery when there are things saying the applicant cannot go to phase two – that was his concern.

Mr. Berke agreed. He suggested that Legal could restate what conditions of approval are within the purview of the Commission and what can be recommendations to be stated in a motion.

Commissioner Abeyta said it is a bigger problem the Commission keeps running into it month after month. If we have to update the code, that's what we should do. He understood where the Commissioners are coming from. But we are wasting our time with this. It might be a discussion with the Mayor and Council but the Commission needs more tools and will get the City in trouble with conditions that are not backed by code.

Chair Kadlubek agreed and Legal is always consistent with their stand.

Ms. Martínez reminded the Commission that the City has green building code requirements in place and new ones that are soon to be approved by the Governing Body. The Commission could require that the phase two development meet those new code requirements.

Commissioner Greene said okay. He said the last condition was by Commissioner Kapin – that the applicant work with Transit to integrate transit into the Master Plan, not necessarily to subsidize services, but to either provide shuttle service or right-of-way or easements for access to the facility.

Ms. Brennan said that is a recommendation and not a condition as it is an aspirational basis. Aspirational things are things the Commission is encouraging rather than requiring. But the Commission can ask for feedback.

Mr. Smith said the Land Use Staff is open to working with Transit advisability and feasibility for providing right-of-way or easements for future transit stops.

Commissioner Greene asked if a traffic study is a recommendation or a condition.

Mr. Smith said the Staff has the authority already to require a traffic study with Phase Two and it could be added as a condition.

Commissioner Hiatt asked if that is a motion to approve with those three conditions.

Commissioner Greene said it is a motion to approve with those three conditions.

Commissioner Hiatt said **Commissioner Greene moves to approve Case #2016-50 Presbyterian Health Services Hospital Development Plan and Terrain Management Variance.**

Commissioner Hiatt seconded and moved to amend the motion that, pursuant to 14-3.8 (D) (1) requires the Commission to make necessary findings to approve a development plan and include A – it is empowered to approve the plan under the section of Chapter 14 described in the application; b- that approving the development plan would not adversely affect the public interest; and C—that the buildings are compatible with and developable and adaptable to buildings, structures, and uses

of the abutting property and other properties in the vicinity of the premises under consideration as findings. And thirdly, we have to include the language of exhibit B as the Staff recommendations for conditions of approval.

Commissioner accepted those as a friendly amendment.

Chair Kadlubek said the three conditions given by Commissioner Greene are recorded as recommendations.

Commissioner Greene's recommendations were first, that a traffic study be performed if the bridge at Las Soleras Road or the Richards Avenue connection is not brought up to urban standards and that the traffic study be performed prior to phase two developments and if the bridge or urban standards for Richards are built, that the study might be part of requirements for future phases. Secondly, a condition to support workforce training, working with Santa Fe Community College and other educational facilities, to alleviate any impacts to other local facilities and to initiate that as soon as possible and prior to opening but as a condition to phase 2. And to create a plan to market for those positions locally; thirdly, a condition that Presbyterian work with local workforce development agencies and education programs, specifically Santa Fe Community College to reduce local workforce leakage.

The motion passed by unanimous (5-0) roll call with Commissioner Hogan, Commissioner Greene, Commissioner Kapin, Commissioner Abeyta and Commissioner Hiatt voting in the affirmative and none voting against. Commissioner Propst was not present for the vote and Commissioner Hochberg had recused himself.

- 4. Case #2016-57. Las Soleras Minor Amendment to Master Plan. James W. Siebert & Associates, Inc., agent for Beckner Road Equities Inc., requests approval of a minor amendment to the Las Soleras Master Plan to add a Comprehensive Sign Plan which includes modifications to the provisions of Section 14-8.10 SFCC 1987 'Signs', on Lot 8, a 39.03-acre parcel which is zoned HZ, Hospital Zone District. (Noah Berke, Case Manager)**

This case was postponed to the next meeting by Staff under Approval of Agenda.

- 6. Case #2016-42. The Pavilion Office Complex Development Plan and Final Subdivision Plat Time Extension and Amendment to the Phasing Plan. Santa Fe Planning Group Inc., agent for Commercial Center at 599, requests development plan and final subdivision plat time extension and amendment to the phasing plan for 32 lots on 371.2± acres located west of NM 599, between Airport Road and I-25, and east of the Santa Fe Municipal Airport. The site is zoned BIP (Business Industrial Park) and C-2 (General Commercial). The time extension would extend approvals to 2031. The applicant is also requesting the phasing plan be increased from the original 4 phases of development to 7 phases to allow smaller increments of development to occur at one time. Scott**

Hoefl, agent for Commercial Center at NM 599. (Donna Wynant, Case Manager)

This case was postponed to the next meeting by Staff under Approval of Agenda.

G. STAFF COMMUNICATIONS

Mr. Smith announced there will be two meetings of the Planning Commission next month on July 7 and 21.

H. MATTERS FROM THE COMMISSION

Chair Kadlubek reasoned that, out of this last case, the Commission is at the point with Las Soleras to have approved quite a bit of housing and now moving forward with the hospital so we might need to understand some infrastructure elements like public transportation and it would be nice to hear from Transit how they are envisioning the bus system integrating with the entire Las Soleras development and particularly with the hospital. He requested that in an upcoming Planning Commission meeting, they could have Transit staff address them on that.

The Commission is approving things for a large area and massive development that has been in the works for many years and that these Commissioners have only been part of in the last couple of years. That was most evident with the bus conversation. It is one sign of that. The Commission needs to hear more how they are responding to that.

Commissioner Abeyta appreciated that and we also have to look at the services beyond that. One would be whether GCCC has enough resources to provide recreation to that whole area. He didn't want to see happen here what happened in Tierra Contenta. There are not enough resources there. Transportation is one but there is also parks, recreation and others.

Chair Kadlubek agreed. There is a lot of open space the Commission is approving and the last we heard from Parks is that they are not sure how they are going to be able add more parks. There is a 20-acre park at the northwest corner. It would be good to see how it is being integrated into the development. The Commission just needs more clarity. We are filling in holes at Las Soleras and it should not be just applicant-approval; applicant-approval. The question is how the City gets up to speed with Las Soleras.

Commissioner Abeyta agreed and mentioned public schools also. We didn't see GRT following it this time.

Mr. Smith recalled that parks and school dedication were discussed several months ago. And Land Use Staff and Legal Staff are working now to implement that agreement.

Commissioner Abeyta asked if the Long Range Planning Department have finally been moved into the Land Use Department.

Ms. Martínez agreed.

Commissioner Abeyta reasoned that they look at the long range impact and make those recommendations.

Ms. Martínez apologized that there were no representatives from Transit here.

She noted that on the day Commissioners went to Presbyterian Rust Hospital and Pulte Development, the one thing they did was to build a full-service community with things you just mentioned. What would we have to do here to get those amenities? Pulte said that with more growth, they could consider that. So we could take a look at that.

Commissioner Greene felt Manor Haven was impressive. They said it would take 600 homes here to do that. So we need 600 instead of 400 to get that. It was a great trip. He thanked the staff for organizing that visit.

Commissioner Greene thought Long Range Planning will get the leadership needed. The second step is a need for General Plan updating. The subcommittee is willing to step up for the land use portion.

Chair Kadlubek added that they need to decide which direction the LRP is going. The Nighttime Economy Task Force under BQL was a good experience. Their recommendations have gone to resolutions now. Maybe we recommend that Resolution 2040 be included in the General Plan. Long Range Planning shouldn't bear the responsibility for General Plan updating.

I. ADJOURNMENT

Having completed the agenda and no further business to come before the Commission, the meeting was adjourned at 10:15 p.m.

Approved by:

Vince Kadlubek, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.