SUMMARY INDEX
PLANNING COMMISSION
January 7, 2016

	ITEM	ACTION TAKEN	PAGE(S)
A.	Roll Call	Quorum Present	1
B.	Pledge of Allegiance	Recited	
C.	Election of Vice Chair	Commissioner Gutierrez elected	2
D.	Approval of Agenda	Approved as amended	2
	Mayor's Address	Presented	2-3
E.	Approval of Consent Agenda	Approved as presented	3
F.	Approval of Minutes & Findings and Conclusions		
	Minutes: November 19, 2015	Approved as amended	3-4
	December 3, 2015	Approved as amended	4
	Findings of Fact & Conclusions of Law		
	• Case #2015-103 Vista Serena Subdivision	Approved as presented	4
G.	Consent Listing		
	1. Case #2015-111 Corazon Santo Development Plan Extension	Approved	4
	2. Case #2015-112 Corazon Santo Final Subdivision Plat Time Extension	Approved	4
H.	Old Business	None	5
I.	New Business		
	1. Case #2015-115 Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat	Approved with conditions	5-11
	2. Case #2015-116 Pulte SFHP Development Plan	Approved with conditions	11-19
J.	Staff Communications	Discussion	19
K.	Matters from the Commission	Discussion	19-22
L.	Adjournment	Adjourned at 8:51 p.m.	22

PLANNING COMMISSION
Thursday, January 6, 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 6:04 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, Secretary
Commissioner Roman Abeyta
Commissioner Justin Greene
Commissioner John B. Hiatt
Commissioner Mark Hogan
Commissioner Piper Kapin
Commissioner Sarah Cottrell Propst

Members Absent

OTHERS PRESENT:
Ms. Lisa Martínez, Planning and Land Use Department Director
Mr. Greg Smith, Current Planning Division Director and Staff Liaison
Mr. Noah Berke, Current Planning Division, Senior Planner
Ms. Donna Wynant, Current 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

The Pledge of Allegiance was recited.

C. ELECTION OF A VICE CHAIR

Commissioner Hiatt nominated Commissioner Gutierrez to be Vice Chair of the Commission. Commissioner Abeyta seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF AGENDA

Ms. Martínez requested a change to the agenda for an address by our honorable Mayor who is here and wants to address the Commission first.

Commissioner Propst noted that because the Secretary is now chosen as the Vice Chair, it creates a vacancy for Secretary.

Mr. Shandler said that will be on the next agenda.

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

Mayor's Address

Mayor Gonzales said he wanted to address the Planning Commission because had not had the opportunity to do so since becoming Mayor. He expressed his thanks to all who have accepted his offer to be on the Planning Commission. Many Commissioners are well seasoned and others are new. This Commission plays a strategic role in the growth and development of our community. "The general public doesn't appreciate the challenges you face but you make sure the proper filters are in place and politics is removed from the room whether a particular development is in compliance with our code."

"So I begin to say thank you; I am proud of the work you have done since I've been in office. I had the idea to have everyday citizens whose lives are not dependent on the development in the community. Those average folks who will be impacted. I think we have that mix here. Some of you are trained in development, others in business and others in environment. That is critical in considering the make up so thank you for that."

"Two, when people are new, it is hard to figure out your role as a Commissioner to help us property evaluate the developments and make sure they are compliant with code." "It goes into dangerous territory. And as developments come forward for your consideration and you have gone through training, that you stay within the parameters of the development. Sometimes, you may have ideas from previous experience of what they should look like and that is where I ask for your restraint unless the Code encourages you to do it."

"I didn't get to sit with Commissioner Hogan or Commissioner Abeyta but know them well. I ask all of you that the people in front of you are getting a fair shake - no surprises at the end of the day. However, you vote, I respect that but want to make sure the average Santa Fean always knows that they will get that sense of fairness. I try to do that at Council but politics sometimes comes into play. But when they come here, minus the politics or interests of others that should not be taken into account with their application."

"I am confident with this group. I know recent articles might have caused you concern so I thought it was important that I come and tell you of my confidence. 2016 will bring incredible opportunity and this is the stage where a lot of that gets started."

"We want to create the right incentives, right amount of density and flexibility to bring rental property into the City and an overlay zone with St. Michael's and on Siler Road."

"We have to make sure that we are counting on the overlay zones to be equitable on all areas of the City. The east side has mixed uses and I'm trying to find a set of areas around the City we can agree on where development should take place. You had a 240-apartment complex that was denied by Council so we have to find those areas where we can see development take place for the future of the City. We want good jobs and a great quality of life. I hope 2016 will be that launch pad with exciting things in the community. That is what you are all about."

"When we conclude with the overlay zones, I hope we can bypass the Planning Commission and go straight to Council with a predictable regulatory process and that needs a public process when they can weigh in on those overlays."

"I'm sure there will be as much conflict but that is healthy when addressed in a respectful manner. You bring the sense of non-emotion to the process and you will know you have done your job."

Chair Kadlubek thanked Mayor Gonzales for coming tonight and his vote of confidence. The leadership and direction is appreciated to see where we are going as a City.

E. APPROVAL OF CONSENT AGENDA

Commissioner Hiatt moved to approve the Consent Agenda as presented. Commissioner Hogan seconded the motion and it passed by unanimous voice vote.

F. APPROVAL OF MINUTES AND FINDINGS OF FACT

1. MINUTES:

a. November 19, 2015

Commissioner Propst requested that her last name be correctly spelled. It was incorrectly spelled on numerous pages of the November minutes.

Commissioner Greene moved to approve the minutes of November 19, 2015 as amended. Commissioner Gutierrez seconded the motion and it passed by unanimous voice vote.

b. December 3, 2015

Commissioner Hiatt asked for a correction on page 4 at the third paragraph where "be" should be inserted before "finished" in the second line.

Commissioner Kapin moved to approve the minutes of December 3, 2015 as amended. Commissioner Propst seconded the motion and it passed by unanimous voice vote.

2. FINDINGS OF FACT & CONCLUSIONS OF LAW

a. Case #2015-103. Vista Serena, Tract 49 Tierra Contenta, Preliminary Subdivision Plat.

The Findings of Fact and Conclusions of Law are attached as Exhibit 1 to these minutes.

Commissioner Propst moved to approve the Findings of Fact and Conclusions of Law for Case #2015-2013 as presented. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

G. CONSENT LISTING

1. **Case #2015-111. Corazon Santo Development Plan (MU) Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for the MU (Mixed Use) zoning of 2.41± acres of land from R-2 (Residential, 2 dwelling units per acre) to MU (Mixed Use). The application includes a development plan for mixed use for up to 24 residential units and up to 24,000 sq. ft. of commercial space. The property is located south and west of the intersection of Agua Fria and Harrison Road. The time extension would extend approval to November 30, 2016. Brian Anderson, agent for Homewise, Inc. (Donna Wynant, Case Manager)

2. **Case #2015-112. Corazon Santo Final Subdivision Plat Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a Final Subdivision Plat for 40 lots on 6.28± acres. The property is zoned R-6 (Residential, 6 dwelling units per acre). The property is located south and west of the intersection of Agua Fria and Harrison Road. The time extension would extend approval to November 30, 2016. Brian Anderson, agent for Homewise, Inc. (Donna Wynant, Case Manager)

H. OLD BUSINESS

There was no old business.

I. NEW BUSINESS

1. **Case #2015-115. Estancia de Las Soleras Phase 1C Preliminary Subdivision Plat.** James W. Siebert & Associates, agent for the Pulte Group requests approval of a Preliminary Subdivision Plat for 67 lots located on 25.86 acres on Tract 11A in the Los Soleras Master Plan which is zoned R-6 (Residential – 6 units per acre). The plat is the final unit of Phase 1 of the overall Pulte residential development. The subdivision requires a variance request for the disturbance of slopes over 30 percent. (Donna Wynant, Case Manager)

STAFF REPORT

A Memorandum dated December 29, 2015 from Ms. Donna Wynant, Senior Planner, for the January 7, 2016 Planning Commission is attached herewith to these minutes as Exhibit 4. Please refer to this exhibit for details concerning the Staff Report for this case.

Ms. Wynant apologized for including the memo from Affordable Housing which was meant for the next case instead of this one.

Ms. Wynant said she usually presents visuals for the Commission but didn't this time because the Applicant will be doing that to put things in a proper context and show the locations of various parts of the development.

QUESTIONS TO STAFF

There were no questions to Staff.

APPLICANT'S PRESENTATION

Mr. James Siebert, 915 Mercer, was sworn and asked the Commission's permission to provide an overview of Estancias de las Soleras, including how it came about and evolved, particularly for the benefit of the new Commissioners.

Chair Kadlubek gave permission.

Mr. Siebert presented the entire development details, pointing out the location and the boundaries. He pointed out the one-story and two-story homes shown in yellow part on the display board and the next

phase which is traditional family homes. The idea is that this area is not restricted. All dwellings in that phase are one-story structures and designed to accommodate people with disabilities.

The development started originally with R-21 zone density and then down-zoned after discussions with Nava Adé and they were supportive of the agreement with less density.

He showed the open space in which there are high voltage lines that are to be relocated and he pointed out Beckner Road. The circles on the display represent detention ponds whose depths would be a maximum of 3' deep. The dotted lines represent trails. Railrunner Road down to Richards Avenue. In terms of Beckner Road, it will be a four-lane roadway and continue as an extension over to Richards Avenue. Monte del Sol School has one-way in and one-way out, causing backups. By completing the road, it provides secondary access to take care of that traffic problem.

Some sewer and existing water lines will have to be replaced. The existing sewer line serves Nava Adé and Las Soleras will use that line.

QUESTIONS FROM THE COMMISSION

Commissioner Greene asked if he had a site plan of the entire development that includes the second project on this agenda.

Mr. Siebert said Ron Witherspoon will provide that description in the Affordable Housing project. For the affordable housing here, Pulte is providing for six single-family dwellings within this part and the rest will be presented later tonight. He noted that Sharron Welsh, the Santa Fé Housing Trust Director was in attendance.

Commissioner Greene noted that Las Brisas Road that connects 1 a and 1 b, somewhat connects into this phase and asked if it was specific to this case.

Chair Kadlubek asked if there were other general questions about the Las Soleras overall development to be asked first and then discuss this specific phase.

Commissioner Hogan commented that the Staff report says in September there will be substantial changes to the original Las Soleras Master Plan. He asked if Mr. Siebert could summarize those.

Mr. Siebert explained that there are two types of zoning: R-12 and R-21. The significant changes are that Walking Rain became a major roadway coming in from Monte del Sol. But the neighbors did not want a major route directly into Nava Adé There are 18 driveways onto Dancing Ground. So Pulte respected that and built he main thoroughfare to the school. The original Railrunner Road had a different alignment and Dancing Ground came into Railrunner Road. The high voltage lines there also changed the configuration.

Chair Kadlubek asked if the down zoning was primarily a market change.

Mr. Siebert agreed.

Commissioner Greene said his question was about how Las Brisas connected these three phases but that could be addressed later.

Mr. Siebert showed where Railrunner Road will be confronted. The Traffic Division looked at the primary points. He pointed out several access points. All the roads are being built to City standards. He indicated where the water line will be placed.

PUBLIC TESTIMONY

Mr. Steve Burns was sworn. He said he is resident of Nava Adé and saw the notification of this meeting and had to ask, with all due respect, if this is the public meeting where we are supposed to find out about the project but can't because it is presented only to the Commission and not to the public. And we don't have all the submissions that the Commissioners have. He would have liked to see the drawings to see where it is in relation to his house. Perhaps he was the only one who came tonight.

Chair Kadlubek said this is Phase 1 C.

Mr. Burns asked if 1A and 1B would be presented later.

Mr. Smith explained to him that they have been approved already.

Mr. Burns said he would raise the issue again. The grading and drainage plan will channel all the water through the open space and toward Nava Adé and ending at the last detention basin when it gets to his house and a pipe behind his house into the arroyo to the west. So the point of concern is that while it has been identified and designed by competent engineers and the speed of storm water has been reduced but the overall quantity channeled through the system will be exponentially increased. It is designed for a 100-year event but a 200 year or 500-year event would overwhelm this and create flooding not only in his house but on a massive number of homes. If it fails, it will be a big problem and the liability for that will be on the Commission for approving this.

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

COMMISSION DISCUSSION

Commissioner Propst noted that the Commission did hear from the Applicant last time about the drainage issue but asked if he could address the comments they just heard.

Mr. Siebert said the engineer is here and he would like for Mr. Arfman to speak to it the issue again.

Mr. Fred Arfman was sworn. He said he was the designer for the engineering of the various phases as

well as of the backbone infrastructure for the master developer including Beckner, Railrunner and various drainage components. One of the tasks was to solve the hydrology issue. What Beckner Road does is bisect the property and there is a designed storm drain that will collect water generated to the south of Beckner. It is a large drainage area and the waters are intercepted by the storm drain and diverted to an arroyo to the southwest where they are discharged to an energy dissipater and goes to a natural course. That significantly decreases the amount of water that would run into the existing developments, the Monte del Sol School that has flooded in the past. The drainage pattern is to the west of that school and is the one intercepted by some storm drains but is also being diverted. Nava Adé has a drainage easement from the disrepaired channel that runs through their development. That has been neglected and it has failed. So at the ENN meetings, Pulte was asked to consider that. So Pulte has reduced the historical rate of flow from 143 cfs flood rate from down to 2 cfs. The rest of the water (43 cfs) to the south of Nava Adé and into another drainage course. It has been engineered and it is safe and will be maintained and he felt they have solved the possible flooding issue in Nava Adé and also provided for a safe discharge of waters to the site into the historical drainage patterns.

Commissioner Hogan said in the landscape plan, he appreciated the way the drainage ponds contribute to the open space and the landscape around the trails. He asked if this is all added plants for the open space portion.

Mr. Siebert agreed.

Commissioner Hogan asked how these trails connect to the outside trail system.

Mr. Siebert said first about the drainage issue that the City is in agreement with the drainage studies.

He explained that the Arroyo de los Chamisos Trail comes in at Governor Miles and through Las Soleras on the west side and parallels the east side of the Arroyo de los Chamisos. These trails are designed to connect into those trails. The Arroyo de los Chamisos Trail begins at Santa Fé Place and continues under Cerrillos Road for the trail and connects with Tierra Contenta. So these trails are designed to connect with the extensive trail system.

Commissioner Hogan reasoned that the residents of this development will be able to access those trails and the larger trail network.

Mr. Siebert agreed.

Commissioner Kapin noted regarding the trail design that it looks like the trails go over the cul de sac at the top of the project. She asked if they could consider connecting from the cul de sac directly to the trail or if there was any reason why no connecting was done there.

Mr. Siebert said that was in error. He clarified that it does connect in the plan but there is an error in the drawings. They forgot to show that connection.

Chair Kadlubek asked about the grading variance for the slopes, what the issue is there and how it affects that access to the trails.

Mr. Siebert said the issue is that they have one drainage in the open space that does have steep slopes and to prevent people walking off of them they want to shape them to prevent the danger. It is a minor variance but it is a safety standpoint. The variances affect only 800 to 1,400 square feet. So it is very minor.

Chair Kadlubek read from the topography report. He acknowledged it is recommended for approval but he got mixed messages in the staff report. So he asked how the Staff felt about the access to trails.

Mr. Smith explained that it is not clear there is an alternative to the variance. Safety on the trails is an appropriate argument for minor variances that does not cause Staff discomfort and it is a worthy justification.

Commissioner Greene pointed out that if this was a road going through the 30% slope, it would not necessarily need a variance. So regarding the traffic, the variance, the road connectivity of Las Brisas; if it connected more directly to Railrunner Road, as opposed to little neighborhood streets that will become cut-through streets, it would solve the variance and connectivity and probably relieve Nava Adé of a little traffic also. From 1 A to 1 B to 1 C, Las Brisas has three different profiles and then it dead ends into this neighborhood. Then the road snakes through and then will collect all of this neighborhood and the next phase to the north will run right through that neighborhood. So It would solve those traffic issues. He asked if there is any reason Las Brisas was not connected through and changes profile three times in three phases.

Mr. Siebert said if you run it through, you run into granite. We are trying not to create too much direct traffic through there. He indicated a point where it is fixed. A lot of thought went into the road system.

Commissioner Greene said regarding the development to the north that he thought there will be a lot of directed traffic there and it dead ends in one direction. And if it goes through, it dumps it onto Railrunner Road.

Mr. Siebert said they tried to keep that whole area open.

Commissioner Greene saw that as a main connector to keep it out of Nava Adé.

Commissioner Propst asked if Beckner is a main connector to be built out.

Mr. Kevin Patton, Pulte Director of Land Development and Professional Engineer, was sworn. He explained that Phase 1 C is age-targeted (and no longer gated) and it promotes pedestrian movement. The purpose is not to focus on a vehicle. Dancing Ground is a specific street for vehicles to be funneled into and is why they have the traffic circle at Dancing Ground and Beckner there. They don't have homes backing onto Dancing Ground and that promotes a trail network on each side. As it heads to the west, they actually do want roads to stop and don't want major traffic through there. It goes from Dancing Ground to

Beckner or down to Railrunner to prevent high speeds through those neighborhoods – especially as it is age-targeted. It is better for security and promotes pedestrian traffic.

Commissioner Greene gave Pulte credit for the trails. That same detail could happen on the other side of Las Cazuelas to increase the connectivity and it wouldn't reduce the size of the lots very much. They are oversized lots and have less density and this could easily have additional space along Railrunner and Beckner. It would help to allow for some wider space there and could have city trails and still not interfere with a one-story house on a third of an acre.

Mr. Patton said they did provide a buffer and are not backing walls directly up to the right-of-way. The plan shows that open space maintained by the HOA. They are at 10 - 15 feet for that space and it means they can meander the trail in that open space.

Commissioner Greene asked about the height of the walls at the back side of houses.

Mr. Patton said they would be between 5 and 6 feet - probably closer to 5 feet.

Commissioner Greene said all yard walls along Roadrunner and Beckner should be no higher than 5 feet.

Commissioner Propst asked if that was in the Commission's mandate here.

Mr. Smith said the City code has a maximum of six feet; more if part of a retaining wall. But if the Commission feels it is important to restrict that more, it is the Commission's prerogative.

Commissioner Greene explained that he would like to avoid the canyon effect of Zia Road and the Commission might be able to limit it to 5 feet.

Mr. Smith added that there is a provision in the Code that has specific screening requirements. Since this is preliminary, the Commission could require them to present that in the final plan.

Commissioner Propst agreed that is a good idea.

Chair Kadlubek to staff to clarify the process for the Commission to place an additional condition when approving a case.

Mr. Smith said the Staff takes notes during the consideration regarding possible conditions that are being discussed and when a motion to approve is made, the maker can include or not include conditions at the time of the motion.

Commissioner Hogan said for counterpoint, that those privacy walls are important for the residents. There is a big difference between 5 and 6 feet. At 5 feet, people can see into back yards. They have used landscaping for buffers. It doesn't look like this would have a canyon effect. He would be reluctant to limit those walls to 5 feet. Commissioner Propst agreed.

Commissioner Kapin referred to page 2 at the bottom of the staff report and quoted from it. She asked if those conditions listed don't appear already in the list of conditions.

Mr. Smith explained that the section was copied form a previous report and he apologized for including that in this case. It was not intended.

Chair Kadlubek asked if Mr. Siebert had reviewed the conditions.

Mr. Siebert said he did and they agree with them. He understood the concern about the corridor and they will have cross-sections presented when they come back. It will be different from other developments.

Commissioner Hogan asked for the applicant at final review to present larger graphic drawings that show the trail connections to the larger regional network so the Commission could see that in context.

Chair Kadlubek agreed with Commissioner Greene in looking at the "14 a area" - to show the area above. It does seem to be congested there. Maybe the Commission could look at that specifically when it comes forward again

Chair Kadlubek recapped the discussion. The Commission would like trail connections shown at the cul de sac, cross-sections of Beckner and Railrunner areas; and large graphic drawings showing how the trails connect to the network.

ACTION OF THE COMMISSION

Commissioner Hiatt moved to approve the case, subject to the conditions of approval and technical corrections as outlined in Exhibit A, including a requested variance to permit the disturbance of slopes greater than thirty percent. Commissioner Hogan seconded the motion and it passed by unanimous voice vote.

2. **Case #2015-116. Pulte SFHP Development Plan**. James W. Siebert & Associates, agent for the Pulte Group requests approval of a Preliminary Development Plan for the construction of an 87-unit affordable housing development on Tract 9-A-2 within the Las Soleras Master Plan. The 4.5 acre parcel is zoned R-21 (Residential – 21 units per acre) (Noah Berke, Case Manager)

STAFF REPORT

Mr. Burke presented the staff report for Case #2015-116, Pulte SFHP Development Plan. Please refer to the report incorporated herewith to these minutes as Exhibit 4 for details of his report.

Mr. Smith said the additional conditions were just distributed to the Commissioners. It is perhaps to be labeled in the record as Exhibit B-2.

QUESTIONS TO STAFF

There were no questions to Staff.

APPLICANT'S PRESENTATION

Mr. Siebert (previously sworn) gave a brief introduction to explain the process. Ron Witherspoon is the architect and will do the presentation.

Las Soleras owns this property and there will be an application known as the Low Income Tax Credit Application to the Mortgage Finance Authority. In order to get maximum credits, the land has to go from Las Soleras Master Developer to Pulte Company and then they will deed it over to the City and the City deeds it over to the Housing Trust. The plat that was previously approved by the Commission creates the lot and it is in the City Land Office ready to be recorded tomorrow to get the land transfer process going because it must be done by January 30. The Housing Trust is represented here.

Commissioner Hiatt disclosed a potential conflict of interest because he is on the Tierra Contenta Board of Directors which is a subsidiary of the City Housing Trust. He had not realized until now that the Housing Trust was in this chain of events. He has had no communication on this project and believed he could participate without bias.

Mr. Shandler said that is sufficient disclosure to allow him to vote.

Mr. Ron Witherspoon was sworn. He said he represented the Housing Trust. This is truly a partnership with Pulte and the City Housing Trust to provide affordable housing to the Law Soleras area. He shared some exhibits that he acknowledged were really small to read. As Mr. Siebert mentioned, this is a low income housing tax credit project on 4.5 acres with 87 units. It varies in height. They will submit the application to the New Mexico Mortgage Authority for tax credits on February 1 and the result will be announced in mid-April

He pointed out the 4.5 acre parcel and showed where it is in relation to Railrunner Road. It is undeveloped now and near Monte del Sol School and close to the new Presbyterian medical development. It has the arroyo and walking trails nearby and the future park will be on other side of the arroyo.

Mr. Witherspoon showed details of the site, itself. It is fully compliant with R-21 zoning and has lower heights along Railrunner. The main entry is a new intersection strategically placed on Railrunner that will have a full left-in and full left-out and be a shared use intersection that will have parking for the park facilities.

Next to regional park is a rambla - a 90' swath of open space - as a utility corridor and pedestrian access and possible drainage easement. It will be good for the multi-family development. There is a

community building at the main entry. There are 22 one-bedroom homes sized at 660 square feet; 50 2-bedroom units at 866-900 square feet; and 15 3-bedroom units at approximately 1,100 square feet. Six of the buildings are 3 stories high and toward western end of the development. There are 5 2-story buildings. The 3-story buildings are located more toward the open space. The target population is 20% for people with special needs and it will have mixed income levels from 30 - 80% of AMI. It is fair housing for low income tenants. 5% of the units will be fully ADA accessible and an added 10% to serve those with hearing impediments. He hoped the MFA finds the application favorably.

The definition of Soleras is- a home for a diverse population. Social interaction is key to human wellbeing and this will allow residents to intermingle with a central pathway connecting the villages with intentional blending. It also will have play spaces for various age groups. They are very interactive spaces. We pulled the buildings apart because they have no A/C so air circulation is needed. There are also fitness areas for age groups. Planter beds; back patio opportunities with low walls for private spaces will be incorporated. The design is LEEDS Platinum and the buildings are all non-smoking.

They are applying for a new pilot program for multi-family wellbeing programs. It will be performance based to measure and monitor human health and bringing elements to play that will help those aspects of our wellbeing.

Mr. Witherspoon put up building elevations display. He said in the process of developing the elevations they are working with a local group to help with color selections for southwest architecture. It will all comply with Code. It is all walk up with no elevators. Storage areas for bikes is in the design.

He briefly discussed the amenities in the community building. It will house services, fitness room, teaching kitchen, study carrels, etc.

The Housing Trust is excited with the project and hopes MFA sees it as a compelling package. Pulte is helping us bring this to the table. Ultimately, it will bring $900,000 GRT revenue to the local community.

Mr. Shandler noted there is an additional handout - a drawing that should be labeled as Exhibit B-3.

Mr. Smith said the drawing shows the possible parking area locations.

Mr. Siebert said he was assured that by creating that road, what takes place is that it would eliminate any possible parking. So the same slope happens "here" so they provided a possible solution which has not been vetted yet by the Fire Department or the Recreation Department. The idea is that by going through the access (at the cul de sac) would become a secondary access and provide for parking at the park.

They talked with Traffic Staff who didn't see a problem with it. It will give time to figure out the use for fire protection.

Mr. Shandler asked if the parking is for residents or for the park visitors.

Mr. Siebert said there is already sufficient parking for residents. This is to be a method for providing parking for the park users.

Mr. Shandler asked why the big circle was there.

Mr. Siebert explained that it is a cul de sac of the public street.

Commissioner Hiatt noted on Exhibit B-3, there is a bubble with words "possible parking area." He asked what that meant.

Mr. Siebert said originally, they started out there with a tot lot and discussed with Rob Carter who didn't like it so that reflects another added parking that would come off his cul de sac also.

Commissioner Hiatt asked what the "rocket ship" shape was.

Mr. Siebert said that takes the drainage off Railrunner Road into that drainage area.

Mr. Smith said Exhibit B-3 has been reviewed by Parks and by Fire and it will require further review and resolution before this is granted.

PUBLIC TESTIMONY

There were no speakers from the public regarding this case.

QUESTIONS FROM THE COMMISSION

Commissioner Hogan asked if the contour lines are 12" lines.

Mr. Siebert agreed - they are 1-foot contour lines.

Mr. Arfman added that it is about a 12' differential.

Ms. Alexandra Ladd was present to speak to the Affordable Housing needs.

Ms. Ladd said in 2013, the housing needs assessment showed the biggest gap looking at renters, etc, was for the very low - less than 30% of AMI. The other gap in the market - was very high income renters. Sizable lack of units. It causes rents to go up and tighten up. In the last two years, that has gotten worse. We are short by 2,200 rental units in our community.

So we know a huge part of our population are paying more than 50% of their income for housing. It is a precarious position and affects people in all categories. Still feeling aftershocks from recession. This size is great because it offers a range of options for rent. It is a subsidized project with opportunity for many

different levels. Based on performance of Housing Trust with 100% occupancies since opened, this is great.

Chair Kadlubek asked about moving specials.

Ms. Ladd said she didn't bring that. She explained that moving specials include getting utilities free, etc. They went to about 20% down to 4% recently in one year. So people are filling them as soon as the units get empty.

Chair Kadlubek said the Commission doesn't like to see a clear segregation between Affordable Housing. This seems to be clear segregation with affordable on one side of Railrunner and traditional on the other side.

Ms. Ladd said in a perfect world it would work, but this is the model we see as workable. This is a way to deliver support services on site and they become part of a community. Ms. Welsh's projects have beautiful community buildings and the development is part of a family. Segregation is bad but this project gets the holdover perception but is a completely different model.

Commissioner Abeyta asked what is being done to ensure that the income range will continue to be that in the future. The way it is built with beautiful amenities.

Ms. Ladd said that is a benefit of the tax credit program. For 40 years, every year is monitored. Because the tax credits are so competitive, only the best projects are considered. This has all the best features built in like durability and amenities are a higher value.

Commissioner Abeyta asked who does the monitoring. Some of them in Tierra Contenta are not well kept and don't look safe to go into.

Ms. Ladd said the Tierra Contenta units were built under a less stringent program. When it first started, there was an income cap. The MFA does the monitoring. HUD also does their own monitoring.

Commissioner Abeyta asked if she was saying they have gotten better with it.

Ms. Ladd agreed.

Ms. Sharron Welsh was sworn. She said it is an important question and does deal with two different kinds of owners.

Nonprofit owners guarantee and are looking for the long haul. They get no income from the project - but when those tenants leave, they inherit the program. So they get better occupancy, better conditions. You can always tell the difference when it is a nonprofit owner. In Tierra Contenta, we have the Village Sage project. You won't find disrepair there.

Mr. Shandler asked who would replace it if someone throws a rock through a window after 8 years.

Ms. Welsh explained that money is set aside each year for that. We personally are on the line in case occupancy is not good. Our organization has to pay.

Commissioner Kapin asked who is responsible for keeping the community services going.
Ms. Welsh said it is all built in. We have IT support in place.

Commissioner Kapin asked, with the shortage of rental housing, why they proposed 87 units when they could provide 94.

Ms. Welsh said they have had good success with 14 units per acre in the single, stacked kind of format. The Trust is, by nature, single family providers and we think of rental housing as permanent housing - a place where they will be happy raising their children. We are looking for the 5-year tenant rather than a six-month tenant. In order to be appealing to a family, you need walking around space. We achieved 19.5 units by going up one story.

Commissioner Kapin agreed that five are 2-story. But she asked why not have five more units there.

Ms. Welsh said they could go higher but the short answer is that the program wouldn't support the financing of that. There are limits on the financing. The Trust designs around the 60-unit project. They heard what was important for Las Soleras and tried to blend it at a higher density.

Commissioner Greene asked if the engineer was here.

Mr. Arfman was present.

Commissioner Greene asked about the infill in the arroyo. He asked how that water is captured and if retention is on-site and if there is any conflict.

Mr. Arfman explained that the mass grading plan is phase-implemented. And on this site, a buffer is around it that leaves an area that will be a capture area and they analyzed how much would go in there. And then routed it through the rambla and downstream.

Commissioner Greene said this is separated from the rambla. He asked if there is a mechanism to put the water into the ground.

Mr. Arfman said it only needs to handle flows on the north side of Beckner. The retention area is about 4.5 feet deep for a 100-year event and is an acceptable depth, especially with mild slopes you can walk on. It is also a water harvesting feature.

Commissioner Hogan asked him for assistance to understand the grading in the rambla.

Mr. Arfman said it is consistent with the mass grading plan - with slopes consistent with the edge of the Affordable Housing.

Commissioner Hogan clarified that he meant at the back side of the 3-story buildings.

Mr. Arfman said it would have 2.5% slopes and an accessible sewer with manholes and access to get trucks back there so it is relatively flat.

Commissioner Hogan considered the 3-story buildings rather sheer and wondered about berming since the rambla is to be used as open space. He would be interested in having that in the follow-up plans.

Mr. Witherspoon said there is a generous patio area to provide a transition there.

Commissioner Greene asked if there are any provisions for amenities in the rambla area like a sidewalk or if it was just open space.

Mr. Siebert said the idea is that it serves as a connection between commercial on the south side of Beckner and the regional park to encourage people to take advantage and go to the park. It does serve as a utility corridor because it is a logical place for them to be located.

Commissioner Greene said the rambla is a large detention pond and there is not much room for pedestrians so he asked if there is a path for pedestrians.

Mr. Siebert said they haven't designed that into the overall complex and will have to look at that.

Commissioner Greene noted that the previous project connects with trails asked him to suggest how to interconnect across the street.

Mr. Siebert said when they come back, they will show the Commission how the trails all connect.

Chair Kadlubek asked for a report from Mr. Gonzales at the Fire Department.

Chair Kadlubek asked if he had a chance to review the B-3 exhibit.

Mr. Gonzales said yes. It gives access at both ends which meets our requirements.

Chair Kadlubek asked if it was not too narrow.

Mr. Gonzales said it must be 20' minimum width.

Chair Kadlubek asked if it still needs to have the big circle cul de sac there.

Mr. Siebert said- in current city codes, if it is not connected, it must be a cul de sac. He clarified that it is on regional park property; not on the affordable housing property.

Mr. Smith said it will be emergency access when the park is closed. And it would require emergency access only provisions. That will be presented at final development so the configuration will be resolved. It is up in the air right now.

Commissioner Abeyta asked if that parking was not a requirement. His recommendation is not to build the parking until the park is approved.

Commissioner Kapin said in doing the math, there are only 133 parking spots. She was concerned about the parking. It doesn't allow 2-car families, let alone visitors so she was happy to see this parking off the cul de sac.

Commissioner Abeyta countered that if the parking is too far away from the project, it won't be used. If there is direct access, maybe it would be okay.

Ms. Welsh said for their information, the Village Sage project has 50 units and uses exactly the same formula. This has more units. They are both somewhat limited but they have not found any problem with the parking. They are all designed and most of the antagonism is with on-street parking so we don't want any on-street parking. We want more bike repair stations. It requires fitness to hike up to the 3rd floor.

Mr. Berke added that 7 spaces at community center will be open when the center is not being used. To ask for more parking would change the whole configuration of open space.

Ms. Martínez said the one thing that will be interesting as we move to the final development plan is the parking and how it relates to the park space. We have seen sketches for various amenities. B-3 is a minimal parking sketch. We will look carefully to make sure it works together.

Chair Kadlubek asked what they envision with the community space.

Ms. Welsh said they envision a lot of activities - credit counseling, other nonprofits who tutor children after school, summer camps, computer labs, And the big kitchen that is very popular. We have an on-site staff person pushing socializing.

Commissioner Gutierrez saw how it is a tax-credit program. He asked what will happen if the tax credits don't get approved.

Ms. Welsh said they would ask for two shots at it. They can only do what they can do to compete for it.

Mr. Shandler said the City Attorney has been working on it. The short answer is that Pulte would have to come back to City Council with another acceptable plan.

ACTION OF THE COMMISSION

Commissioner Hiatt moved to approve Case #2015-116, Pulte SFHP Preliminary Development Plan subject to conditions of approval as outlined in Exhibits B, B2 and B3. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

Chair Kadlubek reminded the Applicant that this is with the understanding that linkage with trails for both cases heard tonight in addition to a creative solution as to how it can connect to the future park.

J. STAFF COMMUNICATIONS

Mr. Smith welcomed Commissioner Hogan to the Planning Commission. He announced there would be no second meeting in January but two in February - on the 4th and 18th.

Ms. Martínez also welcomed Commissioner Hogan. It is great to see an almost full Commission and she expects the Mayor's final appointment at the next Council meeting.

Commissioner Hogan thanked them for the welcome. "I assure you that the suggestion that I will bring maturity to the Commission is greatly exaggerated."

Chair Kadlubek thanked Commissioner Hogan and Commissioner Hiatt for serving. It is good to have the experience of these two Commissioners.

K. MATTERS FROM THE COMMISSION

Commissioner Propst said regarding the gentleman from the public who wanted to see the exhibits, that the Commission should think about how to present the exhibits so that the audience can see them.

Chair Kadlubek wondered if maybe IT could feed them from the camera live.

Ms. Martínez understood the concern. When she oversaw the IT Department, they considered a renovation of this space to be able for all to see them. But the City was experiencing deficits at that point. There are still options on the table. The HDRB shows them on the screen behind Staff.

Commissioner Hiatt commented that after the presentation in December, he is concerned about the General Plan. Councilor Lindell wants to see the revision in six months and he gasped at that deadline.

Commissioner Greene agreed. That is third in priority so it is difficult. Agua Fria has gotten started but has a long way to go.

Chair Kadlubek added that they have canceled Long Range Planning meetings and that has not helped. There were no January meetings. Of six meetings scheduled, three were canceled. It seems disorganized and they don't know what is happening at all. Long Range Planning has a role to play in the sector plans and that void is a large contributor to being lost in this process. He agreed about the General

Plan. If someone could help us gain some momentum on it, it would help. He asked if there is something the Commission can do. Could the Commission make recommendations to Council or do we have to wait for an order from Staff or Council?

Ms. Martínez said she will follow up with Economic Development and Long Range Planning to find out why their meetings are being canceled and get them on a more regular schedule. Maybe we need to bring Long Range Planning back into Land Use Department. She thought part of the reason is limited staff and not having the resources to deal with it. We should come up with a strategy so the Commission knows what those priorities are and if we get set dates, we can make progress.

Commissioner Hiatt said he could relate how Long Range Planning was lost to the Land Use Department and also could tell how we can get it back.

Commissioner Hogan said, if he understood the charter, the Planning Commission has been delegated the planning function by the Governing Body. He thought the Commission has the responsibility to direct that.

Mr. Smith agreed. He would emphasize what Ms. Martínez said. Current Planning Staff is working with Long-Range Planning Staff to organize a staff plan and work with the Planning Commission to achieve that goal.

Chair Kadlubek said the process thus far has been that we follow the agenda as put forth by staff. He asked if the Commission wants to initiate something from the Commission, whether he could add an item to the agenda.

Ms. Martínez asked if he meant initiatives for planning or for training sessions.

Chair Kadlubek said, "Let's say we want to prioritize themes in the General Plan for three meetings or overlay zones as part of Mayor's initiative. How do we do that?"

Commissioner Hiatt said the Chair and Staff set the agenda. "If I had an issue, I would come to you, Chair Kadlubek. You should set the agenda together with the Staff."

Commissioner Abeyta said the Commission at least deserves an explanation why no one is responding to the Long-Range Planning. He asked if the Governing Body have a committee for that.

Ms. Martínez pointed out that Public Works is actually Public Works and Land Use.

Commissioner Abeyta said he would be happy to go to Public Works and ask that question.

Commissioner Gutierrez said he would give up the 3rd meeting of the month to deal with it.

Chair Kadlubek asked if there is something the Commission wants to do two weeks from now.

Commissioner Greene said we should put in our priorities. He asked how many study sessions the Commissioners would be willing to commit to. The General Plan could be three of those.

Ms. Martínez said Staff is more than happy to commit to that. We are fortunate not to have too many cases right now and could have the study sessions and if Commissioners provide the topics, Staff would be happy to work on them.

Mr. Smith noted that the agenda for each meeting is finalized at least three weeks ahead. There are some practical limits about 15-day notice and a state statute saying agenda must be finalized 72 hours before. So four weeks ahead would be best.

Chair Kadlubek asked if we have the agenda for the second meeting in February.

Ms. Martínez said yes. It is legal training for the Commissioners.

Mr. Shandler said he would also touch on the General Plan.

Chair Kadlubek asked how much time that will take.

Mr. Shandler didn't know but it should be no more than an hour.

Chair Kadlubek reasoned they could add a presentation on the General Plan maybe from Kate Noble and what parts might need updating.

Mr. Smith said he doesn't know of applications for March but based on volumes we have had; it appears there will be time at the second meeting in March.

Commissioner Hogan suggested a way to approach it is to have Staff make a presentation of summary view of various issues and how they would like to dissect the issue for the Commission to consider. We can certainly comment on that. He thought it would be good to have an overview on it.

Chair Kadlubek said they would include as much on the General Plan as possible.

Commissioner Kapin thought the Commission will see a lot of Las Soleras. She asked if the Land Use Department has the big map that could be put in the packet each time so Commissioners can connect the dots – in order to visualize it every time.

Mr. Smith agreed he could do that.

Commissioner Abeyta agreed that is a good suggestion. We saw that in the road tonight. It is common sense. We started talking about village concepts in the 1990s. We have experience with them and they don't work the way they were supposed to. Casa Solana and Belamah got it right. The pockets of open space get trashed and no one takes care of them. Put in bigger yards and sidewalks on both sides. And we can make the change before investments are undertaken.

Mr. Smith said Staff concurs and we had asked Mr. Siebert to make a presentation on the General Plan.

Commissioner Greene agreed. The graphics didn't show what was on the other side of the street. Showing that would have helped the Commission understand the big picture.

L. ADJOURNMENT

Having complete the agenda and with no further business to come before the Commission, the meeting was adjourned at 8:51 p.m.

Approved by:

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Vince Kadlubek, Chair

Submitted by:

Carl G Boaz

Carl Boaz for Carl G. Boaz, Inc.