

SUMMARY INDEX
 PLANNING COMMISSION MEETING
 Thursday, May 21, 2015

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
CALL TO ORDER AND ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved	2
APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS		
MINUTES:	None	2
FINDINGS/CONCLUSIONS:	None	2
OLD BUSINESS	None	2

NEW BUSINESS

<p><u>CASE #2014-119.</u> ROSS'S PEAK FINAL SUBDIVISION PLAT. JAMES W. SIEBERT & ASSOCIATES, AGENTS FOR ROSS' PEAK, LLC, REQUESTS APPROVAL OF A FINAL SUBDIVISION PLAT FOR 200 LOTS LOCATED ON 31.72 ACRES ON TRACTS 12 AND 13 IN LOS SOLERAS. TRACT 12 IS ZONED R-12 AND TRACT 13 IS ZONED R-6. THE TRACTS ARE LOCATED SOUTH OF THE GOVERNOR MILES AND RAILRUNNER ROAD INTERSECTION, IMMEDIATELY EAST OF THE ARROYO DE LOS CHAMISOS. THE PRELIMINARY SUBDIVISION PLAT WAS APPROVED BY THE PLANNING COMMISSION ON AUGUST 7, 2014</p>	<p>Approved w/additional conditions</p>	<p>2-16</p>
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<p><u>CASE #2014-124.</u> PULTE LAS SOLERAS GENERAL PLAN AMENDMENT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL OF A GENERAL PLAN AMENDMENT TO AMEND THE EXISTING GENERAL PLAN FUTURE LAND USE MAP DESIGNATIONS FOR 12.92 ACRES FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL; 14.95 ACRES FROM MIXED USE TO LOW DENSITY RESIDENTIAL; AND 3.93 ACRES FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL. THE PROPERTY IS CURRENTLY VACANT AND LOCATED WITHIN THE LAS SOLERAS MASTER PLAN</p>	<p>Postponed to 06/18/15</p>	<p>16-44</p>
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ITEM

ACTION

PAGE

CASE #2014-123. PULTE LAS SOLERAS MASTER PLAN AMENDMENT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL OF AMENDMENTS TO THE LAS SOLERAS MASTER PLAN. AMENDMENTS INCLUDE: THE REALIGNMENT OF ROADS, RECONFIGURATION OF TRAILS AND REDUCTION OF ACTIVE PARK LAND AND THE RECONFIGURATION OF LAND TRACTS

Postponed to 06/18/15

16-44

CASE #2014-125. PULTE LAS SOLERAS GENERAL PLAN AMENDMENT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS REZONING OF: 12.92 ACRES FROM R-021 (RESIDENTIAL - 21 UNITS PER ACRE) TO R-6 (RESIDENTIAL - 6 UNITS PER ACRE); 14.95 ACRES FROM MU (MIXED-USE) TO R-6 (RESIDENTIAL - 6 UNITS PER ACRE; AND 3.93 ACRES FROM R-12 (RESIDENTIAL - 12 UNITS PER ACRE) TO R-6 (RESIDENTIAL - 6 UNITS PER ACRE). THE PROPERTY IS CURRENTLY VACANT AND LOCATED WITHIN THE LAS SOLERAS MASTER PLAN

Postponed to 06/18/15

16-44

CASE #2015-09. PULTE LAS SOLERAS ELECTRICAL TRANSMISSION LINE RELOCATION. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL TO RELOCATE AN EXISTING 115 KV ELECTRICAL TRANSMISSION LINE WITHIN THE LAS SOLERAS MASTER PLAN AS PART OF THE GREATER PULTE GROUP MASTER PLAN AMENDMENT, GENERAL PLAN AMENDMENT, REZONE AND SUBDIVISION REQUEST. THE PROPOSED RELOCATION WILL FOLLOW THE FUTURE BECKNER ROAD REALIGNMENT

Postponed to 06/18/15

16-44

CASE #2014-126. PULTE LAS SOLERAS LOT LINE ADJUSTMENT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL OF LOT LINE ADJUSTMENTS WITHIN THE LAS SOLERAS MASTER PLAN TO RECONFIGURE LAND TRACTS CONSISTENT WITH THE PROPOSED GENERAL PLAN AMENDMENT AND REZONING. THE PROPOSED LOT LINES COINCIDE WITH ANTICIPATED PHASING OF FUTURE SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS

Postponed to 06/18/15

16-44

ITEM

ACTION

PAGE

CASE #2015-08. PULTE LAS SOLERAS PRELIMINARY SUBDIVISION PLAT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL OF PRELIMINARY SUBDIVISION PLAT (77 LOTS) FOR PHASE 1 (UNITS 1 AND 2) OF DEVELOPMENT ASSOCIATED WITH THE PULTE MASTER PLAN AMENDMENT, GENERAL PLAN AMENDMENT AND REZONING. UNIT 1 OF THE SUBDIVISION IS IDENTIFIED AS "TRADITIONAL" DEVELOPMENT WHILE UNIT 2 IS IDENTIFIED AS "AGE TARGETED" GATED DEVELOPMENT. THE PROPOSED SUBDIVISION IS 30.9 ACRES WITH AN AVERAGE DENSITY OF 2.49 UNITS PER ACRE. THE PRELIMINARY SUBDIVISION PLAT ALSO INCLUDES A VARIANCE REQUEST FOR DISTURBANCE OF 30 PERCENT AND GREATER SLOPES AND AN INNOVATIVE STREET DESIGN

Postponed to 06/18/15

16-44

STAFF COMMUNICATIONS

Information/discussion

45

MATTERS FROM THE COMMISSION

Information

46

ADJOURNMENT

46

**MINUTES OF THE MEETING
OF THE
PLANNING COMMISSION
May 21, 2015**

A regular meeting of the City of Santa Fe Planning Commission, was called to order by Chair Michael Harris, at approximately 6:00 p.m., on Thursday, May 21, 2015, in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Commissioner Michael Harris, Chair
Commissioner Brian Patrick Gutierrez, Secretary
Commissioner Vince Kadlubek
Commissioner Piper Kapin
Commissioner Lawrence Ortiz

MEMBERS EXCUSED:

Commissioner Renee Villarreal, Vice-Chair
Commissioner Katharine Anne Chavez
Commissioner John Padilla
Commissioner Angela Schackel-Bordegary (Resigned)

OTHERS PRESENT:

Lisa Martinez, Director, Land Use Department
Greg Smith, Director, Current Planning Division – Staff liaison
Zachary Shandler, Assistant City Attorney
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner Kadlubek moved, seconded by Commissioner Kapin, to approve the Agenda as presented.

VOTE: The motion was approved unanimously on a voice vote, with Commissioners Gutierrez, Kadlubek, Kapin and Ortiz voting in favor of the motion and no one voting against [4-0].

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: NONE

FINDINGS/CONCLUSIONS: NONE

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

- 1. CASE #2014-119. ROSS'S PEAK FINAL SUBDIVISION PLAT. JAMES W. SIEBERT & ASSOCIATES, AGENTS FOR ROSS' PEAK, LLC, REQUESTS APPROVAL OF A FINAL SUBDIVISION PLAT FOR 200 LOTS LOCATED ON 31.72 ACRES ON TRACTS 12 AND 13 IN LOS SOLERAS. TRACT 12 IS ZONED R-12 AND TRACT 13 IS ZONED R-6. THE TRACTS ARE LOCATED SOUTH OF THE GOVERNOR MILES AND RAILRUNNER ROAD INTERSECTION, IMMEDIATELY EAST OF THE ARROYO DE LOS CHAMISOS. THE PRELIMINARY SUBDIVISION PLAT WAS APPROVED BY THE PLANNING COMMISSION ON AUGUST 7, 2014. (ZACH THOMAS, CASE MANAGER)**

A Memorandum dated May 6, 2015 for the May 21, 2015 Meeting, to the Planning Commission from Zach Thomas, Senior Planner, Current Planning Division, in this matter, is incorporated herewith to these minutes as Exhibit "1."

A copy of *Ross's Peak Final Subdivision Report prepared for Ross's Peak Ltd. Co.*, prepared by James W. Siebert & Assoc., Inc., dated December 29, 2014, is incorporated herewith to these minutes by reference, and copies are on file in the Land Use Department.

A copy of Final Plat & Construction Plans for Ross's Peak at Las Soleras, is incorporated herewith to these minutes by reference, and copies are on file in, and copies can be obtained from, the City of Santa Fe Land Use Department.

A copy of the Preliminary Plat Submittal for Las Soleras Residential, Santa Fe, New Mexico, is incorporated herewith to these minutes by reference, and copies are on file in, and copies can be obtained from, the City of Santa Fe Land Use Department.

Staff Presentation

Zach Thomas presented information regarding this matter from the Staff Report which is in the Commission packet. Please see Exhibit "1," for specifics of this presentation.

Public Hearing

Presentation by the Applicant

John Mahoney, Developer of Ross's Peak, was sworn. Mr. Mahoney said, as Mr. Thomas just said, they are here for Final Plat Approval, noting they have made a few revisions. He thanked the staff for working with them on the various changes they made, noting they came forward under the new Code and the Amended Code has since been adopted, so they worked out things as they moved forward.

Mr. Mahoney presented information using an enlarged drawing of the subject site. Mr. Mahoney said, "Previously in the Preliminary Plat 'these' three blocks were front loaded. And in response to one of the builder's requests to reach a price point, to bring a price point down with some attached product, we put some more attached 'here', but we didn't want to front load and have all garage doors on the street, so we reloaded it. So even though we attached it, it seems like intuitively we should have more density, but because of the alleys, we've lost a little density. That's the main change."

Mr. Mahoney continued, "The parking that was requested that we just found out about in the staff report last Friday, was some additional parking 'here.' And the Code doesn't require parking there, but it says the Planning Commission can request up to a half space per house. So this morning I met with staff, this afternoon with Jim Siebert and Mark Goodwin, our Engineer. We came up with a way to get a minimum of 12 spaces, and so we would like you to consider that."

Mr. Mahoney continued, "So, that said, we are in agreement with every staff recommendation and are requesting an amendment to the one, and I've got some language I can read you here in just a second. So on the second page of this, well actually there's a condition of approval back here somewhere. And the condition reads now, '*A condition of approval is recommended to require the residential street on Tract 13 to be developed at an adequate width to provide on-street parking at a ratio of one-half space per dwelling unit.*' And I request that we change that to read '*A condition of approval is recommended to require the residential street on Tract 13 to be developed in such a way as to provide a minimum of 12 on-street parking spaces subject to City Staff approval.*' It's on the last page of the conditions about halfway down the page, page 3 of 3, Exhibit A. That said, we ask for your approval and we stand for questions. I'm here obviously, Jim Siebert is here and our engineer is here."

Speaking to the Request

Steve Burns Chavez was sworn. He said he is a landscape architect, and a resident of the south side of Nava Adé, and can look at the Las Soleras development from his back yard. He has been asked to provide some volunteer support to the Monte Sol Charter School.

Chair Harris said we are hearing Ross's Peak right now, and Mr. Chavez said he will be back in a while for the Pulte project.

The Public Testimony Portion of the Public Hearing was closed

Commissioner Kapin said since the request is to change the parking to a flat number of spaces, how many spaces would there have been based on the ½ space per dwelling unit needed.

Mr. Smith said it would round up to 21 spaces total.

Chair Harris said he has questions about the phasing, grading plan and those kinds of things and asked Ms. Zaxus to step forward. He said in reading the minutes of the meeting in August when we did a preliminary that one of his concerns was on mass grading, noting the Applicant is showing a 6-year timeline for the subdivision. He asked in phasing, are we still anticipating that mass grading would occur.

Risana "R.B." Zaxus, Director, Technical Review Division, said, "No. Only each phase at a time is how we do that. There was a time when we used to issue permits for at risk grading and we don't do that any more. Only if they're going to be developing the infrastructure do we issue a permit for that grading for that phase.

Chair Harris said then they would have to grade the interim detention pond.

Ms. Zaxus said that is right, and any associated utilities to be constructed would have to be somewhat graded to get the down to the final elevation, but otherwise are restricted to the area they actually are developing.

Chair Harris noted that was referenced in the conditions of approval, and said he missed it on the preliminary consideration.

Chair Harris said he spoke with Zach Thomas on Monday and gave him a list of questions. He said one of the graphics he wanted to do had to do with the Trail Plan, particularly the Arroyo Chamiso Trail. He is unsure about the 20 foot platted trail easement, the Ross's Peak portion of the Arroyo Chamiso Trail, and had asked if staff had better graphics available.

Mr. Smith said he is unsure if that was done.

Chair Harris asked Mr. Siebert to be sworn so he can answer that question.

Jim Siebert, 915 Mercer, Agent for the Pulte Group, was sworn. Mr. Siebert presented information using the aforementioned enlarged drawing of the subject site. Mr. Siebert said Keith Wilson is also here tonight from the MPO, and can answer specific questions about the trails. He said, "So what's happening is the planned City Trail which I think people are calling the Arroyo Chamiso Trail, we come across about this point 'this point here.' It's being brought along, and this is a 10 ft. wide trail with a standard 20 foot easement. It is brought along Governor Miles, it comes down at 'this' point through the Park, 'this' is a private park, 'this' is land that is owned by Las Soleras. It comes down through 'here' through the Park, and then has a little diversion that takes it back.... 'this' is a parking area right here. It takes it into the parking area so people can walk down from the parking area to the trail. And then the trail, we haven't patched it out, but the trail continues on and there is a sewer line that is down into the future park of Las Soleras. It goes down to that point and stops at particular point. The other thing that happens, is it continues on and once again it's 10 foot wide trail, it continues on down in the right of way of Railrunner Road to the south end of Railrunner Road, and eventually it will be continued on. But the idea is that 'this' trail that comes down 'here' and stops at the sewer line would continue on through the Park and actually end up at Monte del Sol. Does that answer your question."

Chair Harris said he thinks so. He asked, in terms of the sequence of constructing the trail, if they will build all of that trail initially, saying he doesn't remember, and if it will go down to the sewer line.

Mr. Siebert said, "Initially what happens....the first phase, Railrunner Road has to be constructed, so 'this' section of the trail is constructed, 'this' section of the trail is constructed. Remind me John, does the one that goes through the park, is that part of Phase I as well, or not. So, this is Phase II of III that this will get constructed down to the Park."

Chair Harris asked Keith Wilson, MPO, if he has anticipated a schedule for the City's portion that goes from Santa Fe Place down to Governor Miles.

Mr. Wilson said there is no timeframe at this time. He said just to take a step back, part of the original Las Soleras Master Plan did not include the trail coming off the east side of the Arroyo. It had a trail by others on the west side which goes through about 10-15 different individual property owners. He said, "Since that was done, they have looked at the trail alignment, and really there is no feasible way of bringing this trail. The original concept was that it was going to continue on the east side of the arroyo through the car area on the north side of Governor Miles and come back around, but that's just not feasible, getting through the box culvert under Governor Miles. So, as part of this project, we managed to get the trail shifted to the west side and bring it up to the roundabout on Governor Miles."

Mr. Wilson continued, saying they have had some preliminary conversations with property owners on the north side of Governor Miles who have expressed interest about trying to develop over there. So we've had conversations about cutting the Arroyo Chamiso Trail through there, but nothing has come forward officially that allows that. He said what can happen in the short term, is the trail cuts through Nava Adé – if you're at Santa Fe Place, instead of crossing the bridge, if you're familiar with the Arroyo Chamiso Trail, to get to Santa Fe Place Mall to continue on the east side of the arroyo, there is trail that cuts through

the Nava Adé neighborhood and can get you to Governor Miles and then some routes with some minor on-road or widening of sidewalks that could get you through the southern portion of Nava Adé and then connect through that way. He said these are all contingent on things developing and occurring.

Chair Harris said he knew there were links that were missing which were always an issue. He said he guesses Mr. Wilson is saying that perhaps the City doesn't have the easements to make the connection you would like to make.

Mr. Wilson said that is correct at this time, but he envisions that the pieces that are being developed along the arroyo and Governor Miles will be the Arroyo Chamiso Trail alignment. Part of the overall alignment starts at Siringo, goes through Las Soleras under New Mexico #14 just south of the Walmart, the development there, and continues all the way out. He said when the Pavilion came in they were able to put parts of that trail under #599 and beyond. He said this is all about piecing it together when the opportunities come before us.

Commissioner Kadlubek said in one place we see reduction of lots from 204 to 200, and then on page 4 of Ross's Peak Final Subdivision Report under Development request, we see 199 residential lots. He asked which is correct.

Mr. Thomas said the number is 200, and the actual Plat is for 200.

Mr. Siebert said an emergency access is provided as required by City Code, and it was given a lot number and it isn't a buildable lot. He said there actually are 199 buildable lots.

Chair Harris said regarding the Dawson Survey, page 3 of 6, showing the subdivision it looks as if there is an offset to the platted trail easements. The public pedestrian trail easement is quite wide, and narrows to 20 feet behind 3 lots of the subdivision, but there is an offset to where the easements don't line up.

Mr. Siebert said, "What it is, the heavy black line is the current limits of Ross's Peak. There is a long narrow piece that wraps around and this is still owned by Las Soleras Development. So there is a 20 foot easement that comes through 'here,' for the trail, and then connects into the park. There is a gap 'here,' and the reason for the gap is that 'this' area between the trail and the park has a slope easement to it. So that is really a slope easement, that's what it is. The trail easement and the end of park do actually line up."

Chair Harris said he needs to confirm that with Mr. Thomas and Ms. Zaxus. He said he sees the slope easement, but he also sees the adjacent public pedestrian trail easement, but it's offset from the 20 foot trail easement.

Mr. Siebert said, "We'll verify that."

Chair Harris said it is a mechanical issue.

Mr. Thomas said, "There is also a condition of approval that ensures that the trail is designed prior to recordation, so there is a condition in there to ensure that happens."

Commissioner Kapin said going back for the request for a change to the spaces, he would like staff explanation for the reason it was at the ½ space per dwelling in the original conditions of approval. She asked if Land Use thinks the request is adequate for the density of the project. She asked the reason the ½ parking space per dwelling chosen as a condition originally. She asked Mr. Thomas's opinion in this regard.

Mr. Thomas said the Code allows the Commission to request up to ½ space per dwelling unit, in the event off-street parking isn't provided. That's the maximum within the Code that staff recommended, with an acknowledgment by staff that the Commission could choose to approve less. He said, "I think in this situation, the Applicant has presented a rationale or a reason why almost half the amount of parking would be appropriate based on the location of the roundabout and so forth, and the spacing of the existing street layout. Regarding an opinion, I might defer that to the Land Use Director, to be honest."

Commissioner Kapin said she can retract the request for an opinion.

Mr. Smith said, "My experience in Tierra Contenta and other subdivisions, including Las Acequias Subdivision on the north side of Airport Road there, is there are a number of subdivisions in the City where there are large clusters of lots with few or no curbside parking spaces for guest parking. The experience of the staff has been over the years that if you don't have a minimum of guest parking spaces available at the curbside, there are emergency and large vehicle access problems, especially during the evening hours in a neighborhood. And I would also note that staff regrets this issue was not identified at the preliminary plat stage. That was our error that we did not notice that deficiency at that point."

Commissioner Kadlubek said he is unclear about the staff recommendation for parking spaces, asked if 12 spaces is adequate for what's being requested.

Mr. Smith said the staffs' judgement is the closer to ½ and the closer to 21, the better it is in the long run with regard to having traffic and access work within the Subdivision. He said it doesn't take a variance process to reduce the number of spaces if the Commission is convinced by the Applicant that fewer than 20 spaces will provide for a safe access within the Subdivision.

Commissioner Kadlubek said it's a little difficult, from his vantage point, as to what would constitute safe and what would block emergency access, and asked Mr. Siebert his thoughts on 12 parking spaces and if that number is adequate.

Mr. Siebert said, "Let me tell you the constraint and how this issue came about. If you notice what we refer to as Tract 13, the long narrow tract. When they built the roundabout, Las Soleras donated the land for the roundabout to make the improvements to Governor Miles from Nava Adé to Cerrillos Road. What happened is that we had given a location to the engineer who was designing the roundabout that was a location we thought was appropriate, in terms of the future development of that southern tract. What happened is they built the roundabout much further to the east than we had directed them to do, which

ended up with a tract that was a long, narrow tract. The problem is once you put a road down the middle, the ideal thing is to double load it, so you have utilities on both sides of the road. And then we have additional setbacks that have been provided from Railrunner Road. So there are some serious constraints. The additional parking spaces.... we think that... every car will have a two-car garage and space for two cars in front, so there are 4 parking spaces in total. Certainly, some people turn the garage into storage, but there are two off-street parking spaces for every dwelling on that side of the development."

Chair Harris asked if they are providing modifications to the street profile, or if you were just asking for a lower number.

Mark Goodwin, Engineer for the project, was sworn. Mr. Goodwin said his firm did the engineering for the project. He said, "To get the 12 spaces in, we have to widen the street an additional 5 feet and shorten the planter strips from 6 feet to 5 feet."

Chair Harris asked which sheet of the plans he is referring to.

Mr. Goodwin said that is on Sheet #19.

Chair Harris said Sheet #19 shows a 42 foot right-of-way for Pico Rico.

Mr. Goodwin said it would become 47 feet and they would propose to take all out on the east side of the street because those lots have a little further depth. He said, "I'm also looking at taking that little park area down 'here,' the southeast corner, you'll see a knuckle there where they're providing a turnaround. I'm proposing to put a retaining wall in there so that I can gain a couple more spaces."

Chair Harris asked where is the reduction on the planter strip from 6 to 5.

Mr. Goodwin said that would be on the planter strip between the curb and the sidewalk, and Mr. Goodwin apologized saying it is from 5 feet to 4 feet on the west side.

Chair Harris said then all of this is on-street parking, and Mr. Goodwin said this is correct. Chair Harris said then we've widened the right-of-way and asked the reason we are calling it 12 spaces.

Mr. Goodwin said he put no spaces on the west side of the street and this adds the parking space on the east side, noting it isn't a symmetrical condition.

Chair Harris asked if he will stripe that area and Mr. Goodwin said they will stripe it to show the 12 spaces.

Chair Harris said then the 12 spaces would be the full length of Pico Rico.

Mr. Goodwin said he looked at trying to get some spaces in the hammerhead at the north end and there's a potential for getting two there.

Chair Harris said he could make the lots more shallow.

Mr. Goodwin said, "Right, I just didn't have time to detail that out."

Chair Harris said it would be possible to do parking on both sides of the street.

Mr. Goodwin said the lots on the west side of the street are 90 feet deep.

Chair Harris said he was speaking of the 4 lots at the end at the hammerhead.

Mr. Goodwin said they're 40 feet wide and he needs 18-20 feet for the driveway, so that leaves 20 feet which is one space.

Chair Harris said he was thinking they could widen the hammerhead so people could park on each side of the hammerhead.

Mr. Goodwin said it is considered in the driveways and he doesn't want people parking in front of that.

Mr. Shandler said, "For clarification for the Commission and for the audience, so the section is off-street visitor parking in family development, as follows: *'In a single family, residential development, which this is, depending on the size and layout of the development, and if driveways are located in such proximity to each other that adequate visitor parking is unavailable on the street the Planning Commission may require that additional visitor parking of up to ½ space per dwelling unit be accommodated within the development.'* So you have to look at the layout and the size, and that's the argument made, but it sounds like the floor is zero, and the ceiling is 21."

Mr. Smith said, "If it's the consensus of the Commission, a condition of approval would set a minimum of 12 spaces. Right after the approval, staff would address the issue and it would allow the staff to work with the engineer on the details of this."

Commissioner Ortiz said asked how much thought was given to putting a regular cul de sac at the southeast corner.

Mr. Goodwin said, "We are being directed to provide future access to those properties to the east, so that's basically a temporary turnaround condition."

Commissioner Gutierrez asked if there is any other parking in the Subdivision besides two in the garage and 2 in front of the house.

Mr. Goodwin said in Tract 12 there are many, although he doesn't know the exact count. He said if you go to page 19 you will see there is on-street parking on every street.

Chair Harris thanked Mr. Smith for his suggestion, noting it seems an appropriate solution, but he wants to wait to hear from the other Commissioners.

Chair Harris said John Romero, Traffic Engineer, was to have input on the road phasing plan and asked him to speak to that.

John Romero, Traffic Engineer, said he has a question regarding Las Soleras in general. He said, "Soon after the Preliminary Plat approval, the Las Soleras people gave me a complicated road phasing plan. And the whole purpose behind this was we didn't want to build a bunch of roads to the arroyos and make no connections. As far as Ross's Peak is concerned, as included in that phasing plan, we only need to build the Railrunner Road to its southern limit, and that would suffice for this development."

Chair Harris said then the phasing issue for you had only to do with the main arterial, Roadrunner Road.

Mr. Romero said, "All the roads. When Las Soleras came forward they had a Phase I, II and III, which they couldn't follow because of the different economic climate, I guess, may be the thing. So when they first came forward, the City allowed them to build a Phase IA along Cerrillos Road, and just build immediate access to Taco Bell, McDonald's, Starbuck's and all that type of stuff. But what we told them is before you get into any more substantial development, we need to figure out how and when we're going to build all our major roads, including our major arroyo crossings. So we've come to a pretty close consensus and they made a lot of progress on that. With Ross's Peak, it wasn't so much that I was worried about them needing to build more roads for Ross's Peak, I was just worried about them kicking the can down the road and not coming up with that phasing plan for us."

Chair Harris said so we'll talk more about the big picture phasing plan. He said he thought the condition was just specific to Ross's Peak.

Mr. Romero said, "No, it was the big picture one. And if I may, I would like to provide comment regarding parking. In my Staff Memo, we recommend placing parking along one side of all the streets, including Pico Rico. Our experience with parking is, even in areas with parking on one side of the street, it never seems to be enough. And what ends up happening is people don't park in the garage for one, or people end up being very possessive of the parking in front of their property. And what we get sometimes is people will deliberately park their cars in front of their property, not in their driveway so people won't take them up. All through Tierra Contenta we've had numerous issues with this. So in my opinion, doing anything less than parking on one side, I think we'll have parking problems on those streets if we aren't already having them. With parking, at one time people seemed to figure it out."

Chair Harris said then you are saying that we don't meet that standard, and there are some gaps.

Mr. Romero said the only one he noticed was at Pico Rico. The rest seem to have parking on one side, and Chair Harris said that is true except for the southern portion of Montano Aventura, adjacent to the last phase.

Mr. Romero said the back to back 30 feet, typical section, total 50 foot right-of-way, that's enough to sustain parking on one side.

Mr. Goodwin said he will strike it.

Chair Harris said then with the addition of Pico Rico, that would meet Mr. Romero's recommendations.

Mr. Romero said, "Exactly. My office doesn't do a parking number count, but what they have striped may not be the reality based on... I guess, not necessarily. I now realize the alley, so never mind. So yes, parking on one side is what I think is a minimum that we would want to achieve."

Chair Harris said, "In the conditions from staff, it refers us back to Mr. Berke's Memo, under the section for Technical Review, #12 and #13, refer to the Memo of January 16, 2015, in which Mr. Berke suggests that the street tree in the front of each individual lot, be tied into that lot's irrigation system." Chair Harris asked if that is what is truly being proposed, commenting he doesn't think this is a good idea. He thinks the street trees should be on a unified series of zones that ultimately are the responsibility of the homeowners association.

Ms. Zaxus said, "I think that's the correct way that should be done, and I noticed a note on the plan, I believe in the CC&R's (Covenants, Conditions and Restrictions) that recommended that be taken care of by the homeowners association. I think that's a better idea. Sometimes we've had some difficulties with trees. For example, in Tierra Contenta, they're behind a wall where people sort of feel disconnected from that tree and they were not maintained by the homeowners at all. So I think it's a better idea that the association takes care of that."

Chair Harris said there won't be a 100% survival rate, noting there is a significant number of trees and most homeowners are responsible, although the association would be more diligent in taking care of those trees. He just wanted to make sure we weren't going down that road.

Chair Harris said he was surprised at the statement in Ms. Siebert's report that there really are only 2-3 significant trees on the site currently, and Ms. Zaxus said she was surprised as well.

Chair Harris asked if significant trees are defined at 6-8 trees, pinon trees. He lives in that part of town and uses Governor Miles a lot and drives by the area a lot. He likes the lay of the land and the way the trees accentuate that. He said it seems we had more significant trees. He asked what the City has done to verify that's the case.

Ms. Zaxus said they didn't verify it, but they can do so.

Mr. Siebert said *junipers* don't qualify as significant trees. So the only thing they were looking at were *pinon* trees.

Chair Harris asked Mr. Siebert if he can provide the justification for the two 5 x 20 mailbox easements, one in parcel 2 and one adjacent to the park that won't be developed for some time. He said the size may be appropriate, but it is sequencing for the phasing plan. He asked how many lots are on parcel 2.

Mr. Siebert said there are approximately 42.

Chair Harris said there is one mailbox cluster for 42 homeowners at the turnaround area and that seems it could work, noting there are 160 homeowners on Tract 12A. He said the location appears that it would work very well in terms of the development of the subdivision due to the phasing. He said there are two issues: are the two sites enough, and the one on 12A won't be developed for 2-3 years down the road.

Mr. Siebert said, "You have a point in terms of the phasing. The mailboxes are in the vicinity of the park and that isn't going to develop until the latter phases. So I think we will have to come up with some kind of solution which is acceptable to the U.S. Postal Service, which is strictly their call. In terms of ganging the boxes, they like to have as many ganged together as possible, so when their guy gets out, he just does them all. And that's what we find dealing with the U.S. Postal Service. And you have a point regarding the phasing. We have to set up either some kind of temporary mailbox system, or permanent if we can talk the Postal Service into it."

Chair Harris said ideally, he would like to see two permanent mailbox sites in Tract 12A, just for the convenience of the homeowners, and Mr. Siebert said, "Sure. We can work on that."

Commissioner Gutierrez said the issue for Commissioner Schackel-Bordegary was the entrance to the trail, and he didn't see much more discussion on that. He asked if it stayed the same and if that was discussed.

Mr. Siebert said, "I did have an exhibit of this at one time, but there's several connection. There's a connection 'here,' the emergency access also serves as a trail connection. There is a trail... 'this' is from the interior of the subdivision. There's a trail connection 'here' to Railrunner Road. There's a trail connection 'here' to Railrunner Road. There's a trail connection on 'this' side to Railrunner Road. Another trail connection that goes to Governor Miles and a future bus stop 'there.' There is a trail connection 'here' that goes down into the park, and then you have the park itself, so we have added trail connections since the Preliminary Plat."

Chair Harris said so the Applicant is proposing to dedicate basically the west side of Railrunner Road for City maintenance of that landscaping strip that would wrap around and be on the north side of the subdivision, adjacent to Governor Mills, and asked Mr. Siebert to explain what he is proposing.

Mr. Siebert said, "We dropped that proposal. Initially the idea was that we end up with a 25 foot easement, part of it being in the right-of-way and part of it being on private land. And we thought it would be more appropriate for the City to go ahead and maintain the area between the trail and the fence. In the meantime, that is no longer the proposal. The homeowners association would do that."

Chair Harris said, regarding the CC&R's, the articles, he has submitted questions in writing to Mr. Shandler and he has responded to him. He said he wonders if it is appropriate for the Commission, as stated, for CC&R's to be reviewed and approved by the Land Use Department, saying it seems that may go too far, the approval side. He said the City wants to look at a couple of things to ensure that future buyers and owners who live in Ross's Peak and are members of the Association understand they have an obligation to maintain the common areas, noting there are 5 categories of common areas. He said we may want to discuss whether the City wants to approve a full packet of CC&R's and Articles of Incorporation.

Mr. Shandler said, "When something is submitted in the packet, the Commission is free to comment on that. In terms of approval, since these documents are enforced by private entities, to make a change to it you need the buy-in, and if you want to change a condition, you really need the applicant to accede to that, to agree to that, otherwise we're getting into a gray area of enforcement."

Chair Harris said that is the series of questions he addressed to Mr. Shandler in writing, but what he is asking now, is whether it is appropriate for this Commission to attach conditions of approval that state that CC&R's will be reviewed and approved by the Land Use Department. He said we do want to review them for certain things, one of which he has mentioned, and he read the language as stated: "*Number 9. All proposed covenants, conditions and restrictions, CC&R's, Homeowners Association documents and design guidelines shall be reviewed and approved by the Land Use Department.*" Chair Harris said, "It seems to me that perhaps, and I'm not an attorney, there's not an attorney sitting at this podium, this might put the City at a level they don't want to be."

Mr. Shandler said, "So staff has showed me a section of the Code 14-9.5(A)(2) Infrastructure Dedication, Completion and Guarantees, and it provides, '*All quasi-public infrastructure land designated for ownership and undivided interest, such as private roads and drainage facilities and common open space must be dedicated to and perpetually maintained by an owner's association or similar legal entity. An article of incorporation of by-laws for the owner's association, along with a declaration of restrictions and covenants must be submitted for review and approval by the City Attorney.*'"

Chair Harris said he isn't saying it isn't appropriate, but that it's such a broad statement, we're really only reviewing them. He said, "You're not approving design guidelines, I don't believe."

Mr. Smith said, "The practice is very well established in the subdivision review process that the City Engineer and the City Attorney will look at the CC&R's only to the extent that they are relevant to the perpetual maintenance of the quasi public infrastructure."

Chair Harris said, "I would have no problem with that language if that is the way it was stated in the conditions of approval that we are considering."

Mr. Smith said, "If the Commission wishes to have reference to that Subsection 14-9.5(A)(2), that would clarify that for the record."

Chair Harris said that would be appropriate.

Chair Harris said the covenants provide that the Board will change at 50% of buildout, but the articles say 67%.

Mr. Mahoney said, "It's an oversight, it will be 67%."

Chair Harris said then you would go to 67% and Mr. Mahoney said yes.

Chair Harris said the other reference that is provided is to make sure that future homeowners are aware of their obligation as a member of the Association to maintain those. And I think that's clearly identified in the documents. He said, "What I'm asking about is how does the City ensure.... is it this Letter of Credit, is it the HOA Act. How does the City ensure that the Declarant will follow through and provide all common areas at a suitable level and that there is funding initially to carry on. And particularly.... okay.... particularly when I read that the Declarant shall be exempt from the obligation to pay assessments that would otherwise be attributed to the lots with the subdivision that are owned by the Declarant. The Declarant shall have the option to contribute to the association in accordance with 517. 517 just gives you, it says, you may fund, you know, the association prior to the transition time. Again, I didn't read every word, but what do you propose Mr. Mahoney in order to satisfy the Commission that we'd have... maybe, again the Letter of Credit on all the facilities. Maybe that is held by the City. Mr. Smith you could answer that perhaps."

Mr. Smith said, "When the Final Plat is recorded, all of the quasi-public infrastructure is subject to a financial guarantee of completion. All requirements of public infrastructure are inspected by the City and the public infrastructure is formally accepted. The privately owned quasi-public infrastructure such as private sidewalks, private drainage areas are inspected and released, signed by City Inspectors before the financial guarantee is released. The financial guarantee is often released in phases as each phase of the subdivision is completed and a drainage pond for a particular section is released, for example. The portion of the financial guarantee that is typically retained by the City is for an establishment period for landscaped areas."

Chair Harris said, "Okay. So the City, again, with the financial guarantee is how you would ensure that, and not just.... Mr. Mahoney I hope you know that I'm not just directing this to you personally, it's just a broader question about, is there a gap. It doesn't sound like there's perhaps a gap, since Mr. Smith described a procedure that seemed to ensure that the homeowners would end up with something that would not be burdensome."

Mr. Smith said, "It's staff's opinion that the established practice is very effective in preventing that type of problem."

Chair Harris asked if Mr. Mahoney would like to add that.

Mr. Mahoney said, "Well I would. First of all I don't take it personally. In reality, all of those quasi-public improvements which we're discussing, which is about \$600,000 worth of landscaping is something that we resist on one hand, because you divide that by 200 lots, it's a pretty substantial cost per home. On the other hand, it's an amenity and it makes the homes sell faster. If the homes sell faster, the lots sell

faster, and so we want to provide an amenity. And also, this is something I'm looking at for Ross's Peak which is totally separate from Las Soleras. This is the first residential development that's going to happen in Las Soleras. And our intent and commitment is to make this a little nicer than what you're used to seeing in Santa Fe. So, although we've struggled with how do we afford all this and work with staff on requirements they've asked for, we also know that it is an amenity and it sets the standard."

Mr. Mahoney continued, "So now, the question is, first of all that we complete it, and I think Greg has answered that. How do we maintain it. We have a budget that we provide that goes to our builders, here's what each homeowner is going to pay to maintain this. And it's in the association that if people don't pay it, they get liened, eventually it gets caught up and you always have a line in the budget for people who don't pay or who are paying later, or whatever, you have to cover that, and you do that based on experience. You hope you're right."

Mr. Mahoney continued, "A couple of other things I can add. Oftentimes, the homeowners association, when you get to 68% and they take it over, they always say what do you mean we have to maintain all this. Nobody ever told us that. No matter how many times you read it and how many times they had to sign it and so on. It's a process and it's the development process. And if you're going to be successful with it, you have to do it, and you have to do it right, because if you don't, you're not successful and also it's a lot more work to go back and straighten it out later."

Chair Harris thanked Mr. Mahoney and thinks that's a good answer, noting he looked at their landscape plan and it is significant and believes it will be a real plus for the subdivision. He asked Mr. Mahoney if he knows how the HOA Act reads on this matter.

Mr. Mahoney said he can't tell him from memory.

Chair Harris said, "It's fine. I'm satisfied. Thank you."

MOTION: Commissioner Kapin moved, seconded by Commissioner Gutierrez, to approve Case #2014-119, Ross's Peak Final Subdivision Plat, with all conditions of approval as set out in the Staff Report [Exhibit "1"], and with the agreement for the 12 parking spaces, and that the road be modified for continuous parking along the east side of Tract 13.

VOTE: The motion was approved on the following Roll Call vote [4-0]:

For: Commissioner Gutierrez, Commissioner Kadlubek, Commissioner Kapin and Commissioner Ortiz.

2. **CASE #2014-124. PULTE LAS SOLERAS GENERAL PLAN AMENDMENT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL OF A GENERAL PLAN AMENDMENT TO AMEND THE EXISTING GENERAL PLAN FUTURE LAND USE MAP DESIGNATIONS FOR 12.92 ACRES FROM HIGH DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL; 14.95 ACRES FROM MIXED USE TO LOW DENSITY RESIDENTIAL; AND 3.93 ACRES FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL. THE PROPERTY IS CURRENTLY VACANT AND LOCATED WITHIN THE LAS SOLERAS MASTER PLAN (ZACH THOMAS, CASE MANAGER)**

Items F(2), F(3), F(4), F(5), F(6) and F(7), were combined for the purpose of presentation, discussion and public hearing, but will be voted upon separately.

A Memorandum dated May 14, 2015 for the May 21, 2015 Meeting, to the Planning Commission from Zach Thomas, Senior Planner, Current Planning Division, in this matter, is incorporated herewith to these minutes as Exhibit "2." Note: Exhibit F to the Staff Report [Exhibit "2"] is incorporated herewith to these minutes by reference and is on file in, and copies can be obtained from, the City of Santa Fe Land Use Department.

A slide presentation *Las Soleras: Pulte History and Strategy – Market Intelligence*, dated May 2015, prepared by the Pulte Group, entered for the record by Jim Siebert, is incorporated herewith to these minutes as Exhibit "3."

A Memorandum dated May 21, 2015, with attachments, to the Planning Commission from the Current Planning Division, regarding Additional Information is incorporated herewith to these minutes as Exhibit "4."

A copy of *Summary of Undeveloped High-Density Residential Parcels*, dated 02/07/15, entered for the record by staff is incorporated herewith to these minutes as Exhibit "5."

A copy of the *Nava Adé HOA Board of Directors Statement: Planning Commission*, with attached Las Soleras General Plan/2003, dated May 21, 2015, presented by Kim Wylie and entered for the record by Kim Wylie, is incorporated herewith to these minutes as Exhibit "6."

A copy of Nava Adé Homeowners Association Board of Directors *Response to Pulte Group's Proposed Las Soleras General Plan Amendments and Subdivision Plan*, dated May 2015, is incorporated herewith to these minutes as Exhibit "7."

A copy of *Pulte at Las Soleras Rezoning Report prepared for The Pulte Group*, prepared by James W. Siebert & Assoc., Inc., dated December 29, 2014, is incorporated herewith to these minutes by reference, and copies are on file in, and can be obtained from, the City of Santa Fe Land Use Department.

Mr. Thomas said the overhead projector is unavailable because of the thunderstorm that burned out much of the equipment.

Chair Harris asked what was the expectation on behalf of the staff and Applicant to show the presentation graphically on the screen.

Mr. Smith said, "On behalf of staff, we did not plan to display any exhibits. My understanding is that the Applicant intends doing its presentation to project images on the screen directly behind me."

Chair Harris asked Mr. Smith if it makes sense to talk about the General Plan Amendment, the Master Plan Amendment and the Rezoning as a group, along with the Lot Line Adjustment, and then the Preliminary Subdivision Plat, or should we just "discuss it one fell swoop."

Mr. Smith said they have not divided it into two separate presentations, noting that an individual motion and vote will be required for each of the individually listed actions that are before the Commission tonight.

Mr. Smith said, "The staff presentation will begin with a brief summary by myself, and then we will proceed with a more detailed analysis by Mr. Thomas."

Mr. Smith continued, "The Plan you have before you this evening has implications for policy issues that range beyond the limits of the Subdivision, and in fact extend City-wide. As we discussed in the orientation for the new Commission, which the Chair attended, in which we tried to, as with the other Commissioners in the past, we are encouraging the Commission to make these decisions on a large scale basis. Not that some of the details are not important, but that the important aspects of the decisions to approve or deny for the most part are these larger scale issues. We do encourage the Commissioners to give the greatest weight to City-wide and community-wide policy concerns. This is not to say that the [inaudible] specific to the neighborhood level or to the developer's particular concerns are not important, but especially at the general plan and rezoning stage the City-wide impacts are those that are the most important for the Commissioners' decision."

Mr. Smith continued, "We involve every level of detail here from the general plan amendment level all the way to the preliminary subdivision plat. To the extent that there are concerns with the detail level, I would encourage the Commissioners to get it from the higher level of detail to the lower of detail, and that sequence leaves the details to the end of the discussion and questioning period which would be preferable. Specifically, where there are potential concerns of a larger scale, the change out of multi-family housing for single-family housing and a reduction of the overall number of houses that are provided in this area have significant impacts on the character not just of the master plan area but also potentially City-wide. The City does not have clearly established policies with regard to these housing issues, in part because it dates back to 1999. We do have staff from the Housing Office available if the Commissioners do have questions on that issue. We have distributed a summary of the amount of multi-family land that is available for development within the City limits [Exhibit "5"] and in other master planned areas."

Mr. Smith continued, "The other issue to emphasize for the Commissioners' consideration is that all of the general plan policies of the City as last comprehensively overhauled in 1999, which I guess [inaudible] at this point, but I would remind the Commission that the Commission and City Council, the developers [inaudible] on these policy issues related specifically to the master plan area when this Master Plan was created and adopted in 2005. To the extent that the General Plan and Rezoning level decisions are significant here, it's clear that the Applicant has the responsibility to demonstrate to the Commission that the public interest is better served by the new zoning classifications than by the old zoning classifications. And that the City and the developer both have relied over the years on the approval of that Master Plan for creation of the type and scale of neighborhood that was intended when the City first approved the project in 2005. Having said that, staff recommends that no master plan is cast in concrete. Staff is not suggesting that it would not be appropriate to make changes to the plan. We're suggesting the decision should be based on a determination of not which is in the interest of the developer, but also which is in the best interest of the neighborhood and community as a whole. And Chairman and Commissioners with that, I think we'll proceed with Mr. Thomas's presentation.

Chair Harris said, "In light of your comments, I just want to acknowledge that I think the Commissioners understand the importance of what is front of us. I think we also understand the complexity and also understand that it's going to take more than one session to resolve this. I think perhaps that is the feeling of the group. But we should start and start looking at some of the issues. Mr. Thomas."

Zach Thomas noted the handout this evening containing the ENN notes for the May 11th meeting which were not in the initial packet, and the public comments submitted after the "drop dead" date for publication and duplicating of the report [Exhibit "4"]. This represents everything received by staff until 4:00 p.m. this afternoon.

Zach Thomas presented the Staff Report in this case. Please see Exhibit "2," for specifics of this presentation.

Public Hearing

Presentation by the Applicant

All those presenting were sworn en masse

Mr. Siebert said the entire team will be sworn at the same time, and introduced the team: Garrett Price, Vice-President, Pulte Group; Kevin Patton, Director of Development, Pulte and a professional engineer; Fred Arfman, Professional Engineer; and Terry Brown, Traffic Engineer.

Chair Harris asked if the slide presentation be printed out and available to the Commission.

Mr. Siebert said yes, noting he will send it to Mr. Shandler or Mr. Thomas who can then email it to the members of the Commission.

Garrett Price [previously sworn], presented information via slide presentation regarding The Pulte Group and the reasons for their choices in the proposed project. Please see Exhibit "3," for specifics of this presentation.

James Siebert, [previously sworn], presented information via slide presentation, regarding the relationship with Las Soleras and how it affects Las Soleras. Mr. Siebert said he is going to talk about 4 issues: the realignment of the roads; the reconfiguration of the trail system, the reduction in active park or Condition No. 45 on the Annexation Master Plan; and the reconfiguration of land tracts as the result of the rezoning of the parcels. Please see Exhibit "3," for specifics of this presentation.

Fred Arfman, Isaacson & Arfman [previously sworn], presented information regarding the justification for the narrower streets being proposed via slide presentation. Please see Exhibit "3," for specifics of this presentation.

James Siebert, [previously sworn], continued with the wrap-up of the presentation information via slide presentation. Please see Exhibit "3," for specifics of this presentation.

Speaking to the Request

*All those speaking to the request were sworn en masse
Chair Harris asked people to be mindful that other people want to speak and what has been said*

Kim Wylie, 4263 River Song Lane in Nava Adé, President of the Nava Adé HOA Association [previously sworn]. Ms. Wylie thanked the Commission for the opportunity to share their position on the cases before the Commission. Ms. Wylie read a portion of the Nava Adé HOA Board of Directors Statement into the record. Please see Exhibit "6," for the text of this Statement. Ms. Wylie said Mr. Lang will now cover additional portions of their Statement

Richard Lange [previously sworn]. Mr. Lange said he headed up an *ad hoc* committee on Las Soleras. He is a resident of Nava Adé. He said Nava Adé knew that our road was to provide part of the network for the flow of traffic through all of Las Soleras with its two primary arterials. Mr. Lange reviewed the five (5) recommendations made by the Nava Adé HOA on pages 2 and 3 of their Statement, and read those into the record. Please see Exhibit "6," for the text of these recommendations.

Wendy Leighton, homeowner and resident of Nava Adé , as well as a teacher at Monte del Sol Charter School [previously sworn]. Ms Layton said, "I believe in my heart that you will decide what is best for our community. I have served Santa Fe for more than 22 years as a teacher, coach and mentor to our youth. The youth are the future, the next generation. We face great challenges in our society. We must work together to solve these conflicts, problems we face, such as climate changes, rebuilding our education system, fixing income equality and bridging the gap between our younger and older generations.

Years ago, the Council and Nava Adé homeowners relied in aligning a 20 acre active park bordering Monte del Sol Charter School."

Ms. Leighton continued, "Our children need a place to play, picnic, come together and participate in sports during and after school. They need support from adults and opportunities to be active. As I mentioned, I am a homeowner in Nava Adé and I have lived there for 15 years. I am also a founding faculty member and teacher at Monte del Sol Charter School. This park would transform our community and have a positive impact on our neighbors. A playground, soccer field and picnic area are all good things. Places for us all to come together. I know as an experienced educator if there was a park in place for our students and young people to go, they would be there playing, having fun and getting physical exercise. Neighbors could walk their dogs, have picnics, play games together, bird watch and host family gatherings. We could build relationships. Perhaps neighbors would inspired as they got to know the school better, to get involved in our community garden and our mentorship program. The park needs to better the school so that students are able to participate during school hours."

Ms. Leighton continued, "Teachers and students have limited time and resources to travel to and from places during the school day, even if it's a 10 minute walk. Approved Condition 45 places the Park in an ideal location as it would be between Monte del Sol, the proposed new school and a 10-acres plan site. Students would be less likely to wander through the neighborhoods and get into trouble if they have a place to play and a safe outlet for physical activity during the school day, especially since we are moving to a closed campus next year. Please consider honoring the original agreement and support our youth. They had their heart set on the idea of a beautifully landscaped City park. Our youth in our community are no less valuable than economic development. Than you."

Brett Frauenglass, President, Governing Board, Monte del Sol Charter School [previously sworn], said he sent letter on behalf of the Board of Monte del Sol, and staff acknowledged the letter was received and included in the packet [Exhibit "2"]. Mr. Frauenglass said he won't cover all 4 points in the letter. He said charter schools have governing boards composed of 9-10 members that are volunteers, noting he spends up to 20 hours as the President of the Governing Board. School, noting the Board has a lot of other responsibilities. He said the letter is representative of some measures they voted on as a Board, so they are fully represented by the letter. He said, "My own points that I would like to emphasize have to do with Condition No. 45. The Santa Fe Public Schools was to be consulted according to the way that condition was written. At the time, Monte del Sol was a part of Santa Fe Public Schools. We have since become a State Charter Schools and that was in the cards through all of our participation in this process."

Mr. Fruenglass continued, "What has happened is there has been a division of meetings where the Santa Fe Public Schools has met with developers and Monte has met with developers. The two visions haven't coincided and we haven't necessarily been appeased at the Charter School. Why should we be appeased. Why should our demands be listed to. When that originally happened, obviously we were adjacent to what was proposed, so very clearly it wasn't Santa Fe Public Schools alone. It was related to Monte del Sol Charter School. And I would like you to really consider that we do have a strong voice in this. We are a community of about 400 families, similar to the adjacent surrounding development that exists there now. We come and go, but we are very involved and engaged in that school."

Mr. Fruenglass continued, "My second point is about the road network. I've been involved on the Board for 6 years, President for 3 years, but always involved in the building committee. I'm an architect and I work for the City of Albuquerque, reviewing developments very much like the one before you tonight. I think the proposed network reflects a series of compromises that are primarily addressing the needs of the surrounding homeowners which is completely appropriate. It's just that Monte del Sol was not really addressed with that street network. What we need is direct connectivity so that the alternative access is more desirable than the current access, and I think that was always there in the original master plan, a direct connection to Beckner that was straight that was shown as a dashed line, that actually wasn't shown on the diagram shown earlier on your screen. The just left that off, and they've combined several roads into a circuitous pathway from Beckner, so the secondary access is still going to be attractive. It's actually, in my opinion, not going to help as much as more direct access would."

Mr. Fruenglass continued, "Okay, Pulte has to build somewhere. I think they have a wonderful product. I've toured the homes myself, but I don't feel this is an appropriate rendition of a Pulte development. I think there's too many compromises associated with the community that we have at Monte del Sol."

Dr. Robert Jesson, 4224 Cactus Flower Lane, Nava Adé [previously sworn], said he is the Head Learner at Monte del Sol Charter School, and formerly the Chair of Liberal Arts and Inter-Disciplinary Studies at the College of Santa Fe, with a major focus on environmental policy. He said, "I would like to address some more macro aspects. I would like to congratulate Pulte on becoming the largest provider of homes in the United States. The thing about getting big is you have a lot of momentum, and that reminds me of the Exxon Valdez oil tanker. We had Earth Day just a while ago at Monte del Sol and told all of our students that when they are my age it will be 2052. And we had just watched a movie that explained how in 2048, we're scheduled for a total ocean collapse. So it isn't the time to keep doing business as usual. The style of homes Pulte builds are low density which also can be called sprawl. He said the Commissioners earlier had a wiser plan in terms of how to develop Santa Fe to be the City different. I liked how Jim Siebert said they have a scientific plan, but it's a scientific plan that only studies the market. And if we did only what the market told us to do, then every City in the United States would look like Houston. We need intelligent, wise planning to build the communities that we want here. If we follow the market, we see that Santa Fe is aging, so we should build homes for more elderly folks, so that even more elderly folks will move to Santa Fe and we'll get progressively older and older."

Dr. Jesson continued, "Wendy talked eloquently about our mentorship program. We try to connect our students. Each student has to take two mentorships to graduate. We connect them with professionals in the community throughout Santa Fe. We worked last year with the Santa Fe Institute to measure the impact of those size of connections in something called social capital. And that type of connection is critical to making a community. Having a specific neighborhood designed only for 55 and older, isn't the kind of community that will keep Santa Fe vibrant in future years. We need communities that will attract families, and those are communities which actually have active parks."

Dr. Jesson continued saying Jim Siebert spoke with him in the fall about their plans, and it was striking that he never mentioned even once Condition 45 or the park around Monte del Sol or the park. He said, "It's the market approach to produce homes people like, whether or not they live in Santa Fe, or like homes that will be good for the future I think is the question."

George Brown, parent of a student at Monte del Sol, as well as on the Governing Board [previously sworn], said he wants to be one of those families that represents the interests for the need for an adequately sized park adjacent to Monte del Sol for the kids to use. He said what's being suggested by Pulte in reducing the acreage by more than ½ and acreage at distance to the schools is not in the public interest and certainly not in the long term interest or what the master had in mind for service the needs of the School area. He asked the Commissioners to vote no on that amendment.

Becky Stamm, 4136 Soaring Eagle Lane [previously sworn], said she has lived in the neighborhood for 14 years. She said her father Allen Stamm, was a builder of quality homes. She showed him the place where she bought her first home and he loved Nava Adé, how it was designed and supported her in the purchase of her first home. She bought there because of the space behind her house. If she is going to lose that acreage as my playground, she might as well lose it to a reputable builder. She loves the picture of the old truck, commented it reminded her of her dad when he started his company in the 1950's. She is thrilled with their plan for developing the acreage behind her house. She is also a teacher, so she definitely supports the School needing an area where they can play sports and a place to gather. But it sounds like the builder is considering supplying that. She hopes the City sees the necessity for Monte del Sol to have access out and into the School toward Beckner, because of the horrendous traffic around 4:00 p.m.

Kaduin Wilson, attends Monte del Sol Charter School [previously sworn]. Miss Wilson said the park needs to happen not just for the kids, but for the entire community. She has participated in sports since the 7th grade, and her main issue is they don't have a place to practice any sports. She plays soccer and basketball, and since she started playing in the 8th grade they have to go all the way to the MRC which is 15 miles away. They have no buses so they all have to commute together. The park would make a lot of difference for the entire school. The Seniors this year, when they were in P.E., they had to walk all the way to the Chavez Center to have a place for P.E. and sports things, and that takes away from the community a lot. She thinks a park would be great, noting they will have a closed campus next year, and it will promote a positive place for the kids at the school to go in their free time and builds community. There is an amazing mentorship program, but it's hard to find a comfortable place to meet people and get integrated into the community and that would be a good way for that to happen.

Angela Adams, Attorney and social worker [previously sworn]. Ms. Adams said she also is, and most importantly, Katy's mom. She has spent 30 years working in child welfare at the State level, and now at the federal level. She asked the Commission to think of the future of Santa Fe in terms of the needs of our kids which really is the future of Santa Fe. Last year a report was issued by Kids Count, the

Children's Defense Fund, and New Mexico is the lowest in the nation in terms of outcomes for children. The report looks at health, educational outcomes, teen pregnancy rates and at safety, and our kids "are the worst in the nation." She said, "I would submit that Monte del Sol is a shining star in the community in terms of turning those demographics again, with a really success in terms of kids graduating. Most of their kids go on to higher education, noting 40% of its students are involved in sports, yet it has no facilities. They really have been counting on the park. Kids that participate in sports have lower rates of teen pregnancy, lower rates of substance abuse issues, and have higher success rates in terms of academics. She is part of the demographics in terms of the aging population. She thinks our job is to pay for our kids, and would ask the Commission to make that your priority when you make these decisions.

Steve Burns-Chavez [previously sworn], said he has been a resident of Nava Adé for 15 years, and is a Landscape Architect, working for the National Park Service. His entire career has been associated with Parks and his primary concern is Condition 45. He designed *pro bono* the park in Nava Adé when it was built as well as the larger park that is not yet built. He said, "Mr. Siebert characterized Condition 45 as an afterthought with the City Council and it was late at night, so two additional acres were added. In fact, it was also done *ad hoc* for Las Soleras for the Nava Adé community. And at that time, the *ad hoc* Committee that was providing advice to the Board, advocated strongly for the original requirements in the General Plan which had the largest acreage of parks as well as concern for the open space and trails as part of Las Soleras. So, the Annexation Agreement in 2004 that the Applicant was asking for had a considerably lower amount of park acreage than what was in the general plan.... The slide shows the [inaudible] park around the entire south side of Nava Adé, and also around Monte del Sol which consumed the 5 acre open space that was in that block also. That was all approved in 2009."

Mr. Burns-Chavez continued, "So the issue of Condition 45 was essentially settled for the purposes of proceeding with the Las Soleras development and it did. So along Cerrillos we have quite a lot of Las Soleras that has been built, including the Veterans Clinic. And now I can talk about Ross's Peak which was approved and moved forward as a condition of Condition 45 being met. In December we had the ENN meeting for the Pulte project, and in that ENN meeting, it was brought up before, Condition 45 vanished. It disappeared, there was no discussion, no 20 acre park, it was just gone, and then 10 days ago, because City Staff had informed the Las Soleras development that 'you have to address Condition 45 and the 20 acres of park.' And so, 10 days ago, another ENN was had to address Condition 45 and the disposition of the 20 acres. It's been 10 days from the feedback and the resolution, and here we are before the Planning Commission, and the resolution of where the 20 acres is, is still apparently being decided or being addressed. That was supposed to have been addressed and decided before any movement was proceeded forward with Las Soleras which has already happened. In effect the game is changing in the middle of the effort and the 20 acres is relative to the entire Las Soleras project, not just the Pulte project.

Mr. Burns-Chavez continued, "And I testified to the Planning Commission in 2009 on Condition 45. My house backs on Las Soleras, so I'm looking at it from my back yard. And I know the area directly behind me very well, and it is characterized that there's a really steep slope that's not really a good place for a school or park. Well, that's not really accurate. It slopes down toward Nava Adé, but on the south on this 20 acre block that was approved in 2009 by the Planning Commission for the location of the park is

ideally suited, because that's the flat area with the least amount of *pinon* and *juniper*. It's the best place for a park and school. I would assume that's why that area was identified as the ideal location for park."

Mr. Burns-Chavez continued, "The other thing really I think that is valuable consideration for the Planning Commission in terms of land use for the location of the 20 acre location, is that the location that was approved in 2009 is not only ideally suited in terms of terrain and grading, but also was dependant on or assumed, I guess, a connection between the proposed school site which is in Tract 14 which is identified as institutional, so that's where the school was to be located at that time. And so we have kind of anchored on two sides of that block, Monte del Sol School and a proposed school with the park connecting both of them. So that makes a tremendous amount of logic just in terms of land use and designing a park. There are clearly some rational arguments that the Applicant has made for connecting the park to the existing regional park, however this really important connection gets totally lost. And I think the really important point is what is in fact a reduction of the requirement for 20 acres by suggesting that the school site which was already in the yellow Tract 14, that acreage of the 10 acres is somehow absorbed for the park because they're including the 10 acres as part of that 20 acres. And I think the more honest characterization of the requirement is 20 acres of active park, not 10 acres of active park, or 5 acres of active park added on and maybe some open space and then a school site. The school site I think would be rationally considered a totally separate issue than the 20 acres of park."

Mr. Burns-Chavez said, "The last point I want to make, is because I am a resident of Nava Adé and I fully appreciate our Board and the work they do, all volunteer. It's work that gets no recognition and it's hard work. And for almost everything that the Board has proposed, I'm in total agreement with, but I have to completely part ways with their proposal to support Condition 45 as it's addressed by the Applicant and where the park is going to be. And there are a couple of reasons that should be of concern, concerning the idea that the Board is really representing the community of Nava Adé. The first is that there was really no forum for input by the community into the recommendations that came before the Board. Primarily, those recommendations represent the members of the Board and one person, one resident, who they asked to provide input. So the rest of the community really wasn't asked to review, to come to any meeting to provide any input, including those who have some expertise in this field, or have some history in this. So I think it's important to point out that not all of their positions really represent the community at Nava Adé."

Mr. Burns-Chavez continued, "And I think to really illustrate that point in a very graphic way.... because another thing that was expressed in writing by the Board was that the residents of the south side of Nava Adé, the ones that are most affected by Las Soleras and the issue of Condition 45 and the park where it's located don't want a park there. That is simply not true. And in fact, it was Nava Adé that was a proponent of having this park as part of the 2004 testimony for the Las Soleras development. And just to illustrate graphically how incorrect that is, I only had a couple of evenings, I walked my street and I had a petition on the location of the park and I asked people if they were interested to support the park as approved in 2009 by the Planning Commission, that 20 acres along the south side of Nava Adé. And, in overwhelming numbers, this is the list from just down my street on the south side of Nava Adé, the residents were completely in support of what I have in this petition and the park as it was approved in

2009. I think that speaks loudly... if that's even representative of the rest of the community it's pretty overwhelmingly in support of the park as the Planning Commission approved it on the south side of Nava Adé in 2009."

Mr. Burns-Chavez continued, "That's my recommendation or request from the Planning Commission then, that the original park location approved in 2009 which was never addressed in any alternative or any scheme whatsoever by the Pulte developers be held up as part of the planning requirement as it was identified in Condition 45 before any further forward progress on any plat or subdivisions were made as a part of Las Soleras, and they not be allowed to, kind of in the middle of the stream, completely change directions. Thank you."

Alfred Lujan, teacher/coach at Monte del Sol was sworn. Mr. Lujan said he resided in Nava Adé 2001-2005, saying when he moved there it was all llano just like it was in the old day. He said we are accustomed to wide open spaces. He said one of the reasons he moved from Nava Adé is because the area became closed off, the vistas disappeared. He represents Northern New Mexico, saying his family has been here for generations and generations, and appreciates the open spaces. He said, "As a Coach, and Athletic Director I have been fortunate to have worked in schools where our children walk out of school and are adjacent to a playing field or gymnasium or somewhere they can be active." He said our children are enclosed in an area just slightly bigger than this room for physical activities. If they go outside, they have to go through the Nava Adé for runs and such, and right there is no room for our kids to really exercise. He said as has been stated, our children are our future, and if they don't exercise they don't develop fully. It is important for the students to be able to exercise to participate in athletics and physical activity in a phase within minutes that is welcoming to them, without having to take them to the Chavez Center or Santa Fe Community College or the MRC or Ft. Marcy.

Mr. Lujan said he has a petition that says, "We want a park by the schools," and the emphasis is by our school, so proximity is really important. He supports what the previous gentleman says, which is our appeal to ask you to honor the original agreement in 2009 to place the park adjacent to the School and to keep it as 20 acres as originally proposed. Thank you."

Frank Nordstrum, 4204 Cactus Flower, resident of Nava Adé [previously sworn], said no one talked to him about signing the petition and wishes they had. He also is on the Board of Nava Adé, noting he was an educator for 27 years in Santa Fe, finishing as the Assistant Superintendent. Following that, he worked for a Pueblo School for 10 years, so he knows the value of parks, play and sports activities for children. His belief about the park situation, relates to his 27 years with the Public Schools in Santa Fe, doing a lot of work and planning, land development for the City Schools. He said, "In my history, at least, the City never built a park for one of our schools in Santa Fe. Developers would occasionally donate land where or the City would help us get land for a school site. But when it came time to develop our playgrounds and our sports facilities and those things, the public, the taxpayer through bond issues took care of that. The City never did that."

Mr. Nordstrum continued, "It seems to me, and I don't know of any private school in Santa Fe where the City built a park with the kinds of things these parents are expecting for their kids to have. It's not that they shouldn't have it, don't misunderstand me, it's just not the way things have been done. And it doesn't mean something like that couldn't be done now, it's just highly unusual. And for others in the community to create the expectation for the parents that, if they get this land, the City is going to come in and spend millions on developing the sports facilities that these kids deserve. Look at the recent history the City has had with its parks situation. It's not very likely. I wish them well, but I support Pulte's disbursement of the acreage. If you think of it a regional park, as originally proposed, a regional park to me is for people in the area. There's 500 acres of people in the area that could have access to that park and would use the park if it is located and disbursed as Pulte has proposed, in my view. Thank you for your time."

Beverly Jimmerson, 4133 Siring Eagle Lane, member, Board of Nava Adé [previously sworn]. Ms. Jimmerson said, "Just because I'm curious right now, and we can all assume that anybody who stuck through this, this long, is really interested in the issue. How many people here live in Nava Adé."

Chair Harris asked Ms. Jimmerson to address her statement to the Commission saying "That does work well for use."

Ms. Jimmerson said, "I apologize. On behalf of the Board, I would like to speak in two voices, one on the Board and one as a resident. On behalf of the board, we contest some things in your Staff Report. In particular, the negative impacts listed on page 3. We contest that, 'The project would reduce the diversity of housing types in Las Soleras.' All housing types or tracts specifically zoned for low, medium, high density and mixed use still exist, even if the Pulte request for rezoning of approximately 32 acres is approved. It is stated that 'the project would replace approximately 30 acres of high density and mixed zoned land, with development at a density of approximately 2.8 dwelling units per acre.' We contest that is a negative impact. We do not see that as a negative impact. Again, the change is only 6% of all of Las Soleras and the developers have offered the option for an additional mixed use tract within the currently zoned commercial use. What is more, with the current water and environmental concerns, we think low density is more conservative of our limited resources. While the statement that the project would eliminate approximately 13 acres of active park space is true, it omits that 13 acres of open space are being added in addition to the 11 acre school site. I did not know what 11 acres looked like. A friend did research. A football field is one acre. This is a lot of land. And we contest that 'the project would reduce the availability of the Las Soleras Master Plan to provide adequate high density zoned land in close proximity to commercially zoned land.' Even if the requested 13 acres are removed from high density to low density, there still remains more than 30 acres of high density zoned land. It's more than was contained in the 2003 general plan and it's sufficient to construct a 500 unit apartment complex which is half of the proposed housing units in the totality of Las Soleras. And we believe 50% should satisfy any definition of adequate."

Ms. Jimmerson said, "Now, that's the board. As a person, as a resident of Nava Nava Adé, I would encourage you, I endorse all the folks who talked about children and children needing active space and places to play and places for sports. However, as Steve Burns points out, the best location for that is

in proximity to schools so they can share it. The position of the park that Pulte is recommending would place it in close proximity to 5 schools. 5 minutes away from Monte del Sol, there are 3 schools. If you look at the Public Schools website, there is a map of schools. There are 3 noted on it that are just across Cerrillos. There is a new one not noted which has just been built behind the WalMart, and then there's the Monte del Sol, and if it comes to fruition, the new one. I would encourage you to think, as these folks have said, of the way that this park can best benefit the most children and the community as a whole. Thank you very much."

The Public Testimony Portion of the Public Hearing Was Closed

Break 10:00 to 10:25 p.m.

The Commission commented and asked questions as follows:

- Commissioner Kadlubek asked, regarding the minutes from the City Council meeting where Condition 45 was discussed and approved, if those minutes are available.

Mr. Smith said they are available and Mr. Shandler has a copy if that would be helpful.

- Commissioner Kadlubek asked if staff could summarize how Condition 45 came about and what is the actual nature of the condition.

Mr. Shandler read from the minutes of the City Council meeting of February 11, 2009: "*Councilor Matt Ortiz said he wanted to site and locate an actual active park that doesn't have as its significant feature the Arroyo Chamiso. The park that's listed on here. Councilor Ortiz went on to say, he isn't talking about that park site, he's talking about an additional park site of at least 15 acres for soccer, baseball fields. He asked where the developer would like to have that placed. Mr. Siebert said this has been in the works for 8 years. We've been working on this with staff for 10 years. I would hate to say something off the top of my head that I would regret.*

Mr. Shandler continued, "*Later in the discussion, a staff member from the City, Mr. Chavez said he's been talking with Mr. Steiner from the Santa Fe Public Schools over the past 2 months regarding this issue. He said, 'If we can build the school contiguous to the park and capture as much level space as possible, one of the things we can do is enter into another MOU, similar to something we have had with Wood Gormley.'* Later on in the discussion, then Councilor Ortiz said, for the record, he made this motion. *I do have an amendment and it is on the general plan amendment. I would add as a condition of approval that the developer come back to the Planning Commission and to increase the designation of park space of at least 20 acres, and in addition to the green space that's already been allocated. The developer can decide whether to place that additional 20 acres of green space either in Tract 10 which is just north of the identified park site, or on Tract 15 adjacent to the school tract. And it would be at the developer's choice where that additional acres of park space would come. It is an active park. It is not just a passive park, it is an active park designation at the developer's choice. 20 acres. Then Councilor Chavez said he had no objection but he would like to add that if he left it to the applicant and the School Board to*

determine this. And Councilor Ortiz said how about the condition says at the request of the developer in consultation with the School Board, and there are no objections of other Councilors. Councilor Dominguez then said, it isn't just a matter of having a park next to a school and making it a community park, the trade has to be appropriate for the kinds of activities that happen at a school. He said in the past, arroyos have been given as park space and he wants to make sure we are avoiding that so our school children have an appropriate space. He looks forward to seeing what comes of the friendly amendments."

Mr. Shandler continued, "Later on in the meeting, Councilor Ortiz says the reasons Tracts 10 and 15 were chosen for you to make the decision, was because of the proximity to school. He said if you don't want to have those particular tracts designated, then instead have a condition with which you are going to provide an additional 20 acres of open, active park space in close proximity to the existing school site and the proposed school site that you're giving is the same condition."

- Commissioner Kadlubek asked the date of those minutes.

Mr. Shandler said these are the City Council minutes from February 11, 2009, on the City web page.

- Commissioner Kadlubek asked the status of Beckner to Richards connection, and if there is a timeframe, if the City has plans for it.

Mr. Romero said, "The City isn't planning to construct Beckner. It would be constructed as part of a phase of Las Soleras. Right now, one of the phases that would more than likely trigger it would be a commercial project between Beckner and Cerrillos. There would be other ones as well. As I mentioned during Ross's Peak, we've been working on the roadway phasing plan and it would be something like that, that would trigger the need for it. We would also be looking on subsequent Las Soleras developments if it's needed from a traffic standpoint. If for example, we started overloading an intersection and we needed to punch out another access."

- Commissioner Kadlubek said then it would be a reactionary thing to traffic already being bad.

Mr. Romero said no. It would be a planning effort to mitigate future traffic. "So if you were going to be approving a major commercial development, there again, next to the Interstate, we'd probably say as a condition to this, they have to build Beckner to Richards, something like that."

- Commissioner Kadlubek asked, at the current density of these two tracts, without the proposed reduction in density, if there is a redevelopment here, would that be enough possible traffic to justify maybe speeding up Beckner to Richards.

Mr. Romero said, "A traffic study would have to be determined. Although, without a traffic study, my qualitative assumption would be that a connection to Dancing Ground with a reconstruction of the intersection at Dancing Ground and Governor Miles to a roundabout, that should be able to handle the added traffic."

- Commissioner Kadlubek said it seems there is a consistent issue with the intersection of Dancing Ground and Governor Miles and would like some color on what is being considered to mitigate the traffic issues there.

Mr. Romero said the major issue currently is the school traffic. He said, "Everyone drops off their kids, leaves at the same time, everyone picks up their kids and leaves at the same time. And this is at virtually every school in the entire City. Whether it's Gonzales exiting onto Alameda, you name it, it's everywhere. There have been several suggestions. One is put in an all-way stop. We haven't recommended it for two reasons, one it doesn't meet warrants and, secondly it would cause undue delay on Governor Miles the major street. Another suggestion would be a traffic signal, but that doesn't meet warrants either. There's not enough consistent side street traffic to justify a signal at this time. Again, I think a roundabout is an appropriate fix we can implement now and that would have longevity for future growth in the area. My opinion is the roundabout would be the immediate fix."

- Commissioner Kadlubek said it was mentioned that the 2017 Traffic Study does not include looking at Beckner to Richards, or traffic with the Beckner to Richards connection as compared to the traffic without that connection, and asked if that is accurate.

Mr. Romero said the analysis showed a Dancing Ground connection to work with a right turn bay, and then we asked the Applicant to amend it with a roundabout, and it shows it to work with a roundabout. There's no reason for us to look at it because a Dancing Ground connection with a roundabout at Governor Miles will operate at acceptable levels of service.

- Commissioner Kadlubek asked if we have the notes from the ENN, commenting one of the speakers said 10 days ago there was something and asked if we have a record of that.

Mr. Thomas said two ENN's were held on this project, the first on December 16, 2014, in which all major components of the project were presented, with the exception of the park reduction. He said the park reduction kicked-in an additional amendment to the master plan, referred to this evening as Condition 45. He said this was a new component which was introduced after the application had been made, so there was an amendment to an already submitted application. So an additional ENN was held on May 11, 2015, approximately 10 days ago. The notes for that are included in the additional packet this evening [Exhibit "4"] which weren't available in time to be included in the packet.

- Commissioner Gutierrez said he wants more information on the document from the HOA [Exhibit "7"], which referenced problems with the TIA.

John Romero said there are 3 bullets listed as follows:

- a) *The TIA fails to fully address Nava Adé concerns regarding the basis for and amount of regional through-traffic created by the Pulte subdivision street extensions.* Mr. Romero said there is an approved alignment for Dancing Ground that connects to Railrunner.

Right now, they're proposing to amend that to bring it into Beckner and they've altered it to where it kind of connects to Walking Rain and so on and so forth. He said, "We performed a VISSUM analysis and the purpose of this wasn't to quantify the number of developed cars. It was to determine in changing the alignment how it changes regional traffic flow. What that study showed and I have this summarized in our Memo, it shows that regional through traffic that would otherwise have gone through Dancing Ground the old alignment, to the new alignment would increase 5-15%. And that would equate from 20 to 50 directional vehicles per hour. So is that too much, or not, that's one vehicle every minute and so many seconds. So that was analyzed."

- b) *The two page VISSUM addendum to the TIA uses a different model done at a different time by different analysts for different forecast years (2035 vs. 2017).* Mr. Romero said the VISSUM model is housed by the Santa Fe MPO and it existed with the current alignment, not the proposed alignment. And what we had the consultant to do that houses that model for us to change the alignment to see how it changed traffic flow, that's all the intent of that was for.
- c) *The two page VISSUM addendum uses inconsistent development assumptions and street networks, lacking turn movements and Level of Service analysis, providing discrepant traffic forecasts (PM peak hour volumes 54 percent higher on Dancing Ground Road versus the April 2015 TIA volumes.* Mr. Romero said, "That's not the purpose of the VISSUM model. The TIA itself was conducted in a typical manner where they looked at existing volumes on Dancing Ground. They looked at what we are assuming Pulte would generate and they added that to those volumes and generated a level of service. So the VISSUM model was not used to assess what added traffic Pulte would add to the network and how it would be accommodated. It was used to determine whether realignment of the road was going to cause a substantial increase in cut through traffic."

- Commissioner Gutierrez said he thought it was important that the public hear that from Mr. Romero because it was an issue here.
- Chair Harris said at a certain point we need to talk about the bigger issues, the policy issues. He would like to "keep going on some of the details," and take advantage of staff expertise, noting discussion of the roundabouts and such are in the nature of details.
- Chair Harris noted the Memorandum dated May 21, 2015, which was received this evening from Richard Thompson [Exhibit "4"] and asked Mr. Thompson to talk about what he represents in this Memorandum.

Richard Thompson, Director, Parks, Trails and Open Spaces Division, said he is here representing the Department Director, Rob Carter, who couldn't attend this evening. He said, "We are both late to the dance on the development of Las Soleras and it has been going on for some time. We sat through several discussions with the Design Review Team at Land Use Planning, and had two

separate meetings with the developer and his agent. The end result is we referred directly to the document cited which is Condition 45, which specifically states that the developer will work with the Santa Fe Public Schools and City staff to review the applicability of the 20 plus acres based on the density of the original subdivision. We consider the fact that this was abandoned due to economic reasons. There was another development plan presented to Land Use Planning. We worked with the developer to bring the recommended separate parts of the park land dedication into one contiguous area which now exceeds 30 acres. And then we added the condition that they work with the Santa Fe Public Schools to satisfy another 10 acres of land to be dedicated to the Public Schools for an active park."

Mr. Thompson continued, "In light of the development since 1999, and 2009, that being the Southwest Activity Node Park [SWAN Park] at the end of Jaguar which is about 3 miles from the site, and then the proposed expansion of the Municipal Recreation Complex which is 8 miles more or less from the site, we proposed to make a less competitive sports regional park and more widely address activities for a larger demographic, which is represented in the Pulte Plan as well. Does that answer any of your questions."

- Chair Harris said it starts to. He asked, in discussions, what consideration was given to the position of Monte del Sol and the need for an area for playing fields.

Mr. Thompson said it was discussed, and it was presented to us at the time of the original master plan presentation to Council, that Monte del Sol was a part of the Santa Fe Public School System, but now it is not. He said the wording in Condition 45 is that the developer would work with the Santa Fe Public Schools, so it was a consideration, but we had no direction from that wording to insist the land be contiguous with the Monte del Sol campus.

Chair Harris said it is a Charter School which chartered through the Santa Fe Public Schools, and it is now a State Charter School. Somebody said earlier it is a private school, but it is a State Charter Public School, and he believes there should be some consideration to the earlier commitment to a public school. And although it is no longer formally a part of the Santa Fe Public Schools, it serves children and youth from the City as a public school.

- Commissioner Kadlubek asked how the 20 acre park compares to others in the City, and if there are other parks of that size.

Mr. Thompson said Ragle and Franklin Miles Parks are both larger than 20 acres, noting the proposed park site at Las Soleras is more than 20 acres.

- Chair Harris said he assumes they have looked at the topography and have an idea of what is usable, and the reason they are looking at that as less competitive.

Mr. Thompson said yes, and also they're faced with large challenges over the next 20 years, considering the restriction on water use, limited staffing for maintenance, and how they develop parks. They are looking to develop the trail system, the connectivity of the park to the adjacent

users of the development – the industrial park, State buildings, hospital and the school plus the neighborhoods. So less competitive would mean softball complexes or soccer complexes, but singular fields that could be used for practice or pickup games for adjacent educational institutions.

- Commissioner Gutierrez asked what we have in Santa Fe in terms of competitive parks.

Mr. Thompson said he is referring to the larger complexes where they have League play continuously throughout the season, where they entertain tournaments which draw competitors from outside of the City, perhaps, or extended season competition for the School Districts and private schools. He said some of these would be the MRC, the multi-use fields being developed at the SWAN, the fields at Ragle, Fort Marcy – fields of that caliber.

- Commissioner Gutierrez asked if the MRC expansion is going to happen or is it still “pie in the sky.”

Mr. Thompson said the Legislature allocated funds for initial design in 3 phases which presently is underway, noting there is discussion about the funding of the construction of the design phases, but there is no funding at this time.

- Commissioner Gutierrez said then when you were considering the MRC expansion, we don't know if it will be expanded or not, and Mr. Thompson said this is correct.

- Commissioner Gutierrez said SWAN is a competitive park and asked about the layout and what will be offered there for the kids in terms of baseball, soccer, the number of fields.

Mr. Thompson said there is one multi-use field with a backstop and bleachers, irrigation, lighting, and there is an open air basketball court, a large playground, picnic areas and expansion parking in phase I. Two additional phases are planned and shovel-read which are awaiting funding.

- Commissioner Gutierrez asked if there will be soccer fields.

Mr. Thompson said that will be in Phase III.

- Commissioner Kadlubek said as he understands it, there is a connection between Monte del Sol and the proposed park location in terms of open space or a track of some sort.

Keith Wilson, Santa Fe MPO, said an existing trail alignment is part of the trails master plan which goes through open space and connects from Monte del Sol across to Railrunner Road. He noted the soccer field was on the western edge of the parking area, but there was no mention of continuing the trail connection within that open space. He wasn't aware of this information until this evening, so he really hasn't looked at it. The short thing is that the trail we talked about from Monte del Sol is on the actual master plan already.

- Commissioner Kadlubek said then the trail stops at Railrunner Road.

Mr. Wilson said in the master plan it goes to Railrunner Road and there is supposed to be a crossing and then the trail goes down Railrunner for a short distance and then cuts across the lower portion of what was the park boundary before whatever they's proposing now to the Arroyo Chamiso Trail.

- Chair Harris asked Mr. Wilson if he has any particular issues.

Mr. Wilson said, "I just want to be clear. Most of my effort to this point has looked at what they were proposing for changes to the overall master plan/trail network. Changing the alignment of the power lines, and my recommendation in the packet and when it was reproduced it probably didn't come through very clearly. But looking at it in its totality, and just like they were looking, they are proposing change based on changes in circumstances. I added a couple of additional trail alignments as specifically relating to Pulte and looking to take an opportunity to look at things that have changed. And over by Beckner and Cerrillos, you are aware that the interchange at Cerrillos and I-25 is about to be reconstructed as part of that plan. There will be a trail connection from Beckner to Rancho Viejo Boulevard. A couple of my suggestions are to allow connectivity from that trail where it will terminate at Beckner into Las Soleras. Overall, the major change is that power line at the trail route. When we are looking to do these multi-use trails, we first look at dedicating the alignments that are along roadways and are not interfered with having curb cuts and things like that. So some of the changes are some additional what we call side paths, so if we widen sidewalks along the roads which are less desirable. But if we can minimize the number of intersections they have to cross, then they're not so bad. So the overall concept, I think if they can incorporate my recommendations it's not necessarily a bad thing."

- Commissioner Gutierrez asked with regard to the proposed park at Las Soleras approved by the Governing Body, it that will be constructed by the developer and turned over to the City for maintenance.

Mr. Smith said Chapter 14-9 and 14-8 have provisions requiring a minimum amount of land to be dedicated for local and regional parks. The language also states that the land is not just to be dedicated, but also improved. He doesn't believe they are at the point with the park planning process where there is a plan for development of the individual parks. He said, "In general, the answer to your question is the developer is responsible for dedicating and improving and then the City takes it over and maintains it thereafter. Staff is not aware of any agreement to the contrary about City responsibility."

- Commissioner Gutierrez asked if the park is switched to a less competitive park, what is the School's intention for the 10 acres.

Mr. Smith said staff has been in preliminary discussions and meetings with the planner who works with the School District. He said the discussion has been pretty wide-ranging in terms that the 10 acre site might be used for a different level of school or it may be used for a school administrative facility of some type. He said the Applicant's representative stated in discussions with the School District what might be a preferred or acceptable location for the School District. They were

involved in meetings two weeks ago and at that point it seemed the District Staff and the Applicant's representatives were close to settling on a particular site. He said School District staff was invited to attend this meeting, but they apparently chose not to attend.

- Chair Harris said Ms. McDougall was here earlier.
- Commissioner Gutierrez asked the acreage of any of the new schools.

Mr. Smith said he doesn't have that information.

Mr. Siebert said, "The easy answer to that is no, I don't. But I can tell you that Shirley McDougall [Property Asset Manager for the Schools] told me that for K-6, they need a minimum of 10 acres to make it work."

- Commissioner Gutierrez asked if this does become a less active park, and those 10 acres are donated as opposed to the original language from the Governing Body for an active park of 20 acres, can the public schools just sell the land or do something else with it.

Mr. Smith said, "I think that's an excellent question. The City isn't directly involved in the administration of the School District or in the disposition of their property. It's possible to imagine an agreement between the developer and the School District that would allow the School District to sell the property. It's possible to imagine an arrangement between the developer and School District that would restrict the use of the property by the School District. But thus far, the City has not been involved in or aware of specific negotiations on those points."

- Commissioner Gutierrez asked if it is fair to say that Mr. Siebert has been with Las Soleras since its inception.

Mr. Siebert said he has been involved for approximately 16 years.

- Commissioner Gutierrez said you said it was late at night when you did this park deal, and it was something you wanted to get done. He asked, "When this came back to the Commission for the location of the Park did you guys show up. You had to have some kind of influence on where you were planning this park."

Mr. Siebert said there were two locations. One would be in the area of Monte del Sol, and the other was an area around where we're showing the regional park on the master plan now, and included areas both north, south and west of the regional park. So two locations were approved by the Planning Commission.

- Commissioner Gutierrez asked Mr. Siebert what he would say if the Pulte team went back to the drawing board to include this park.

Mr. Siebert said, "I guess I've always been confused. It appears to me that staff is saying that we need 20 acres of active park and we need 10 acres for schools. I never understood it that way. And Mr. Shandler read some of the minutes, and it was pretty clear to me through those minutes that the deal was it was a joint venture with the schools. And maybe we got that wrong, I don't know. But I think in reading the minutes it wasn't entirely clear what was really meant by that condition."

Mr. Smith said, "For the record, let me clarify, staff is giving me indications that we only anticipated 20 acres plus the School site. Our discussion has been intended to reflect discussion of the question of 20 acres of additional active park versus 10 and 10. We have not intended to suggest there should be a requirement of 20 plus 2."

- Commissioner Gutierrez said, "My thoughts on the active park are, and I know water is a concern, there's not enough active park in the City in my opinion. I have two children that are very involved, and one that's getting involved, and we have to go to Rio Grande to try to hold practices and do things. We go to the MRC for League play and nowhere else. I think since it was part of the Governing Body's direction and you guys agreed, this should be taken into consideration. And this active park should be followed even if it is not in the location where it's upsetting some of the neighbors, but close, where Monte del Sol can still use it and the citizens of Santa Fe can still use it."

- Commissioner Kadlubek asked the number of students at Monte del Sol school.

Mr. Thomas said he heard testimony that it is 400 families, so he is assuming there would be 1 student per family, but we don't have that information.

- Commissioner Kadlubek asked if there is an estimate of students at Santa Fe High or Capital High School.

Mr. Thomas said City staff does not have that information and would rely on Shirley McDougall, the School's planner, to provide that information. As Mr. Smith mentioned, the City is not involved in the direct administration of the school.

- Commissioner Kadlubek said he has questions regarding the process of master plans and such.

- Chair Harris said we are close to that discussion, noting that Alexandra Ladd is here. He said one thing we've seen proposed by the Applicant is to provide an alternate formula for affordable housing. He asked Ms. Ladd to respond to what she has read.

Alexandra Ladd said as a proposed project, the project would be subject to the Santa Fe Homes Program, which would require that 20% of the units be provided at affordable prices to income qualified and trained homebuyers, which would be approximately 60 units. The homes are priced according to 3 different income tiers, so 3 different ranges of affordability. She said, "The Applicant has proposed, or is going to propose it's not official yet, but would like to get permission to do a

form of alternate compliance, which would be a combination of donating some of the finished building lots to Habitat for Humanity and donating a 4-acre parcel to the City that could be deeded to a non-profit housing developer to do, most likely, a low income housing tax credit project of at least 60 units. Right now, under the Ordinance as written, the Applicant has to demonstrate an extreme financial hardship that would be associated with providing the affordable units within the development and then the City Council approves that as well as the proposed alternate form of compliance.”

- Commissioner Kapin asked if the land to be donated is in this project or is that elsewhere.

Ms. Ladd deferred to Mr. Siebert saying she doesn't believe it is within the project area.

Mr. Siebert demonstrated the site on an enlarged map, noting it is adjacent to the Pulte Project which is adjacent to the original park, noting the approximate location on the enlarged map. He said, “In fact, it's on this plan here. The 4 acre site sits right 'here,' 'this' is Railrunner, 'this' is the Pulte Project, 'this' is the area that we're proposing to add to the regional park. The idea is it would be on the same open space corridor with the trail. So it's bounded by the open space corridor on one side, Railrunner on another and the regional park on the other.”

Commissioner Kapin asked if that currently is in the residential high density area.

Mr. Siebert said it would be in there, noting it is zoned R-21.

- Commissioner Kapin asked, “That part of that area is not what you're requesting to be changed to a lower density at this time.”

Mr. Siebert said it is not. R-21 remains the same on the west side of Railrunner.

- Commissioner Gutierrez said if Commissioner Villarreal was here she definitely would point out that segregation is not something she would agree with or want to see, and “I just want you to take some notes, Mr. Siebert, about working on that. Thank you.”
- Chair Harris said that is an important element without question, noting there are a lot of things to be discussed and hopefully resolved. He did want everyone to be aware of what the alternate solution may be.
- Chair Harris asked Ms. Zaxus her thoughts on what is being proposed in terms of technical review. He said we heard a lot about the landscaping and the ponds and how that can slow the flows, commenting it is more attractive as well as helping to solve the problem that has been described at Nava Adé.

Ms. Zaxus said she has no specific remarks, but she thinks they've done a really good job of making the proposed ponds look really attractive, compared to a lot of the deep, sort of ugly, regional ponds we come across and have to work with the developer. She said they will be very

attractive. She said, "They're doing a good job of solving two existing flooding problems, so I think the storm drainage is well done."

- Chair Harris asked about the alternate street profile.

Ms. Zaxus said, "I'm okay with that. I'm no traffic engineer, but I basically think a lot of our streets are too wide and encourage speeding. It's a lot of impervious pavement, so I like the idea." She said she has nothing further to add.

John Romero said he agrees that narrowing roads is an effective way of traffic calming. He said the maximum road has 12 foot lanes, which is what people 'used to do way back in the day." He said that's how we do the Interstates. The City doesn't do that any more and is responsible in narrowing its streets. He said Cerrillos Road was designed with 11 foot lanes. Our residential streets with parking are 10 feet, and without parking 9 feet. He said the reason we have to go to 10 foot width parking is because of the Fire Code which requires 20 feet, plain and simple. He said when there is no parking, the gutter pan can be considered part of the 20 feet, so that's how we get away with 9 foot lanes. With parking, the 6 foot asphalt, the gutter pan brings it up to about 7 ½, and that's the parking space, so clear space within the parked cars is reduced to 20 feet, a typical section. With the proposal it will be 18 feet with any Fire Code.

- Chair Harris said then from his perspective as Traffic Engineer for the City, it's really an issue for the Fire Department to respond to, the Fire Marshal to respond to.

Mr. Romero said, "Yes, but also just functionality. 9 foot lanes are tight with parked cars on the side, I think. When you have parked cars on both sides, I think that, in itself, has a very significant traffic calming effect, maybe even more so that there is no parking with 18 foot lanes. I would think you would get better traffic calming with 10 foot lanes and parking than you would with no parking and 9 foot lanes."

- Chair Harris said we will not go past the midnight hour. He said he has questions on some of the bigger issues. He said he would encourage Commissioners to put their questions in writing that can't be asked this evening, and those will be presented to Mr. Thomas, as the appropriate avenue and asked Mr. Smith if he agrees.

Mr. Smith said, "Yes, any of the staff members, either by email or in written form. If Mr. Thomas or I are not available, Geraldine Gurule would also be able to process any questions that they have."

Mr. Smith said in terms of continuing the hearing to another date, "Let me note that the June 4, 2015 meeting is only two weeks away, and we would have only a few days to generate the agenda packet for that meeting. It's possible that we would be pressed to get written responses to written questions into a packet that's distributed next week. We would try to do that, but we would not be able to make promises.

- Chair Harris said we've told you we're going to take more time on this.

Mr. Smith said he didn't mean to give the impression that he was trying to discourage the Commission from doing that. He said, "In terms of a point of reference though, unless the Commission wants to decide tonight on a second meeting date in the month of June, June 4th would seem to be the likely date for a continuation of the hearing."

- Chair Harris said there is a meeting date scheduled twice every month, so the second meeting would be June 18, 2015.
- Commissioner Kadlubek said he has questions about what a postponement would mean, commenting we are in that conversation now. His concern is if we have any clarity on the makeup of the Commission and asked if we know what the Commission will look like in June.

Ms. Martinez said the Mayor is actively looking at the membership, making decisions and some of those announcements will become public tomorrow afternoon. She said she is not at liberty to say what the transition would look like, if there is a transition. She said there are two factors still in the plan that need to be resolved tomorrow morning, and that's all she can say at this point.

Mr. Smith said, "For the record, barring any unusual decision by the Mayor and Council, normally, we would anticipate that the current terms will expire July 1, 2015."

- Chair Harris said he thinks everybody acknowledges that it is a transition in many ways, so "we'll keep it moving forward as best we can." He would like to talk about some of the broader issues and then come back to see if we want to set a date.
- Chair Harris said, "If we postpone, must we have a date certain to postpone to... Mr. Shandler or Mr. Smith."

Mr. Shandler said, "That's my understanding."

- Chair Harris said then we must have a date certain.

Mr. Shandler said, "Unless you are asking the Applicant to come back with additional information that is contingent on the Applicant providing more information."

- Commissioner Kadlubek said as a new person on the Commission, "I am already seeing a trend of master plans or master plans that might be outdated, restricting or handcuffing or just kind of putting up a smokescreen of sorts for the Commission to really make sound judgment. I just want to ask if there is a process... I understand with like the general plan and the future use that there is now a subcommittee to be able to come up with a new general plan. But for a master plan like a development like this, is there a process the City engages in when it might become obvious that the plan is outdated or that trends have shifted and there's interest in changing things, rather than having the Master Plan be something with which developers are coming to the Commission. Is there a process that includes the citizens, the City in some way that's not the developers coming to the Commission to alter a master plan."

Mr. Smith said, "It's an interesting question. The past history of the creation and adoption of a master plan has an implication by the landowner by the master developer, so they always start with developer driven applications. To my knowledge there has not been a circumstance where the City has initiated an amendment to the master plan. It's relatively unusual in my experience that there is more than just a minor amendment to a master plan phase by phase, and I don't want to say unprecedented completely, but I think in terms of *[inaudible]* this is the first case I'm aware of where we've been involved in a request. The typical situation is where the Future Land Use Plan, tracts of land for the master plan area *[inaudible]*."

Chair Harris said the baseline information was confusing. He is looking at the Rezoning Survey Plat which is found in front of the Lot Line Adjustment Plat, for example the Rezoning Survey Plat identifies 9A, 11A and different parcels. He asked if there was a plat subsequent to the master plan and annexation and the plat associated with that. There was a lot split for Lots 12A and 12B. He asked how we got to the point of 9A, 11A and those that seemed to be smaller parcels for the subdivision of various tracts.

Mr. Siebert said, "The directive given to the surveyor was to make the plat consistent with what was requested from a zoning standpoint. The tracts of land always coincide with the zoning district. If you recall, 'this' location, the other Railrunner Road kind of cut off and did that, and there's even a little teeny piece here and I think it's like 46 square feet that you have to make it consistent. So it all falls within the same zoning district. So, for example, you have one 'here,' well that ultimately needs to go away in order to make all this area here consistent, which is R-6 all the way to the point we showed you was the first phase of the Pulte development. So you wind up with these very odd shaped pieces as a result of that on the survey plat."

- Chair Harris said 9B is well outside of anything proposed for Pulte. This rezoning survey plat, for example says on 9B which is basically south of the park says RM-1 to R-21. He said many of the tracts go well beyond the proposed Pulte project, and seemingly changing the zoning. He doesn't know the underlying zoning for 12B. It says here it's RM-LD to R-12 zoning for the park.

Mr. Siebert said, "Let me explain that. The R-21, was when the old City Zoning Code for 21 units per acre was RM-1, and that's what was shown on the master plan, RM-1, on the zoning master plan for Las Soleras. The Code was modified and became R-21. R-12 was originally RMLD, same exact zoning districts, 12 units per acre, but instead of putting in the RMLD, everything belonged to a numeric classification. And I think, it's getting late, I understand the issue that you have. At the next meeting we can have an exhibit that clarifies exactly how that plat works. I guarantee you it took us, including working with staff, it took us a good month and a half to figure out how to do it."

- Chair Harris said he's looked at a lot of these and he started off confused and spent a lot of time trying to sort it out. He asked Mr. Siebert what is the current zoning classification for Tract 12B.
- Mr Siebert said 12B as he recalls is the split in the park and believes that design classification is R-6 or R-1 or something.

- Chair Harris said there is a commitment to build a park there. It's been designated on the master plan and he doesn't understand the reason we have R-12 or R-6 or any kind of development zoning.

Mr. Siebert said the question is, how would you zone this. There is no zoning classification in the City zoning for park. There is nothing that says "P" on it. It's got to be some zoning designation and we threw it in as he recalls as an R-6, but it could be R-1, or RM-1. He said parks are permitted in all those districts, reiterating that there is no zoning classification that says park.

- Chair Harris asked if there was an economic impact of some sort for the original Las Soleras master plan.

Mr. Siebert said he does not recall if there was.

Chair Harris said he will put the question in writing and it can be answered subsequently.

- Commissioner Kapin asked staff if there was any analysis of the impact on the property values with the downzoning, and the loss or gain to the City.

Mr. Smith said, "That is an excellent tactical question and we would be able to do that analysis in very general terms, but to my knowledge we've not done that on a previous case. We have asked the Applicant to prepare on large scale annexation cases fiscal impact statements. For the record, at this point, I would have to do research on whether such a fiscal impact statement was done for any of the previous versions of this project. I believe the answer is no, but I can't say that without more research."

- Commissioner Kapin said she definitely is interested in seeing some of those numbers when we're making these decisions.

- Chair Harris said he has questions, although he doesn't expect answers immediately, but he would like to know what the future may hold for the Rail Runner station. Also, we have two hospital zones in the City and this is one of them. In a recent case, Morning Star which is adjacent to the hospital zone for Christus St. Vincent, there is a lot of discussion about what the health care profession may do in terms of economic development. He said Presbyterian has been before the Commission previously when it proposed its clinic, and he would like to know what may be coming from Presbyterian. He has seen an assisted living facility noted, noting these can be sensitive commercial discussions. He said, "I want to see what is going to drive Las Soleras. There was a lot of discussion about a transit oriented development in those days which applied to this property, the Zia property and others and other locales as well. Those visions aren't necessarily becoming reality in my observation. So again, what is going to drive Las Soleras. Is it going to be a transit oriented development or is it going to be associated more with health care and the professions

associated with health care, and anything you can provide on that. Those are the types of things. I will also ask about a new acronym, VMT, is that yours Mr. Siebert or is that an industry acronym.”

Mr. Smith said, “I believe VMT stands for Vehicle Miles Traveled.”

- Chair Harris said he hasn't seen that before and thinks it's a legitimate consideration as the MPO plans are being developed, commenting that he will ask something to that effect, so “be prepared.”
- Chair Harris said he heard about a job housing balance in Las Soleras. He said where we are headed is a significant reduction in the number of housing units. If there's a true ratio... I don't know if a ratio of any sort was used originally in considering Las Soleras. He said with this lower density, we're really going to have quite a bit of commercial land here, it is an increasingly commercial area.
- Mr. Smith said, “I could respond briefly on that. There was some discussion by some of the Nava Adé residents who said they had been involved since the beginning, since way back when. In the older version of Las Soleras that were approved, there was discussion about the intention of the mixes and uses and the approximate ratio of jobs provided, the units provided, was intended to match very closely to the overall profile of the City at the time. This would have been in the time frame of about 2001 when it was first addressed. They talked about the General Plan from 1999 to 2001 and how it was changed to 2009, etc. So the 2001 version started with a lot schematic indication of about the same proportion of commercial districts and residential districts as was present in the City overall at the time, with the intent that the approximate ratio of housing units provided to jobs created would be about the same in the Las Soleras area.
- Chair Harris said there was consideration given at the time on a broad scale. He said, “I will phrase the question and you can respond. Again, we're getting close here. I will have questions for Monte del Sol. I'm going to ask if they have done any programming exercise to see what level they need – do they need a track, a soccer field, a ball diamond, is there any space for a gym. If I understood correctly, they have approximately 3 ½ acres they've got modular units on. I did hear that Pulte is going to help capture some of that acreage that isn't *[inaudible]* developed. I am also wondering about the Beatty approval. I realize we're not talking about the Beatty property. There is this triangular corner of a large piece of property. Can that be made available to Monte del Sol. What might be done to support that particular State Chartered Public School.”

Mr. Smith said, “Briefly. Staff's recollection is that at the time the Beatty and Beatty South projects were in front of the Planning Commission and the City Council for zoning, annexation and subdivision, there was some discussion in the 2001-2004 timeframe. It is anticipated that very southernmost corner of Nava Adé in the southwesterly corner of the Beatty South property would all potentially collaborate to create at least one 10-acre school site between the three projects. To my knowledge, the only one that has gotten as far as an actual dedication is the existing school site itself, which is kind of appended to the Nava Adé property but encroaching into the boundary of...”

Chair Harris said, "I'm going to ask staff to research this and look at the conditions attached to the Beatty approval and see if there is something that might trigger access to that land. And it may or may not work, we may have to look at a little bit of Tract 15, but I do think it's important for some consideration to be given to Monte del Sol, despite the fact they're not formally attached to the Santa Fe Public Schools. I believe that was the intention and I believe it's appropriate."

- Chair Harris continued, "I've got a lot of specific question like for yourself, Mr. Romero. At Governor Miles and Dancing Ground is there room to do a turnabout... a roundabout."

Mr. Romero said, "There is open space dedicated to the City. The way my staff report is fabricated [?], it is basically an Option A and Option B, Option A being the preferred one. And that would be that the roundabout be constructed, but what that is contingent on is Nava Adé allowing using open space that was dedicated to the City to be utilized [inaudible]. If that's unattainable, then Option B is we would hold money in escrow until a signal was warranted, and they have to deal with the situation until that time. Only because the developer cannot exercise eminent domain. But there is plenty of physical space. All it needs is for the Nava Adé HOA to agree to the [inaudible] on 3 of the 4 corners. I think one of the corners, the City owns outright. The other 3 are dedicated to the City but only as open space."

Chair Harris asked Mr. Romero if he knows if there has been any discussion between staff or any portion of the City and the Nava Adé HOA.

Mr. Smith said, "For the record, Land Use Staff hasn't been involved in those discussions."

- Chair Harris said he will put that on the list.
- Chair Harris said, "Since I have you here, the road phasing plan that I thought was, I was wrong, was internal to Ross's Peak. You're really talking about Las Soleras. Where would the connection fall, and I realize you haven't finalized your thoughts on this, but where would the connection fall in terms of a road phasing plan that would be a full connection from Governor Miles to Beckner."

Mr. Romero said, "Without a complete analysis, I would think any of the commercial phases between Beckner and the Interstate from, at a minimum, Las Soleras Drive east. Anything that was developed in that area would necessitate an extension of Beckner Road to Richards Avenue."

- Chair Harris said that's not what he's talking about. He is focused on the stretch of Railrunner. We know we are bringing it further south, associated with Ross's Peak. He said, "I don't know, and you've shown the Commission and others where it ends now, or maybe Mr. Siebert did, where Beckner ends, but again, I'm wondering what it would take to get a connection of Railrunner down to Beckner."

Mr. Romero said it is included as part of the Pulte project, as part of Phase IB, so it would be connected from where Ross's Peak ends it to Beckner during Phase IB.

- Chair Harris believes that is the third phase, and asked Mr. Siebert if that is correct.

Garrett Price said, "Actually it would be in IB, since we have such a small portion of lots being delivered in the age targeted location. If you recall in that blue area, that's where the model lots would be that we don't have to change the underlying zoning. That IB is just the next phase right after that, so that would be almost right on the heels, since there's not a lot of lots available for the market, because some of those are models. It would happen almost immediately after."
- Chair Harris said he is thinking that the investment that Pulte would be making in moving the transmission lines is significant, although he doesn't know what the dollar amount would be, but that's no small matter. He appreciates that Pulte, as a national organization, has the weight to do that, and it seems like it has the weight to make that connection on Railrunner, noting we will talk about that later.

Mr. Shandler said, "To add to the list, I guess I'm still confused about the residents wanting this gate to be put in on whatever that street is, and that would be just like a one-way access. And I didn't know if staff had a position on that, or if that will be part of the questions that will come out."

Mr. Romero said, "My position is to connect all of the roadways right now, and not gate them off to some future point."
- Chair Harris said he agrees.
- Commissioner Gutierrez said, "Commissioners and staff, Monte del Sol was brought up and Commissioner Kadlubek talked about how many kids and if they can fill that 20 acre park. I just want everybody to remember this isn't a park for Monte del Sol. It's a park for the citizens of Santa Fe. The next thing I want to say is Mr. Siebert and Keith Wilson, I applaud you for working with the neighbors. There were a lot of positive things said about this. There are obviously a few things that need to be worked out. But my in-laws own a home in Loma, Colorado and there's a very small park across the street from them and it's nice."
- Commissioner Gutierrez said, "One more thing. We were talking about moving this to a date specific, and June 4, 2015, does not seem to fit, but if it does fall on June 18th, can we have more information earlier."
- Commissioner Kadlubek said some additional questions he has and he will write these down and submit them, but he would like to voice them here as well. Regarding the park, it seems one of the biggest issues here we're dealing with obviously is where the park is located, and Monte del Sol is very specific to the park. He said, "Shouldn't we be knowing about other City parks that are next to schools. I'm just confused as to what that relationship is. I don't know other parks. I know Wood Gormley probably has one. A couple of questions would be, what is the precedent for that in our City and where it does exist, what is the activity, if you have numbers of how many people visit the parks, what do the numbers look like when it's associated with a school as compared to where it is in a more general public area. I would be interested in knowing the difference in usage."

Mr. Thompson said, "If you would propose those questions to the Land Use Department, we will have answers prepared and get them to you in advance of the meeting for your use."

MOTION: Commissioner Gutierrez moved, seconded by Commissioner Kadlubek, to postpone Case #2014-124, Case #2014-123, Case #2014-125, Case #2015-09, Case #2014-126 and Case #2015-08, to the Planning Commission meeting on June 18, 2015.

VOTE: The motion was approved unanimously on a voice vote, with Commissioners Gutierrez, Kadlubek, Kapin and Ortiz voting in favor of the motion and no one voting against [4-0]

3. **CASE #2014-123. PULTE LAS SOLERAS MASTER PLAN AMENDMENT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL OF AMENDMENTS TO THE LAS SOLERAS MASTER PLAN. AMENDMENTS INCLUDE: THE REALIGNMENT OF ROADS, RECONFIGURATION OF TRAILS AND REDUCTION OF ACTIVE PARK LAND AND THE RECONFIGURATION OF LAND TRACTS. (ZACH THOMAS, CASE MANAGER)**

This case is postponed to June 18, 2015.

4. **CASE #2014-125. PULTE LAS SOLERAS GENERAL PLAN AMENDMENT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS REZONING OF: 12.92 ACRES FROM R-021 (RESIDENTIAL - 21 UNITS PER ACRE) TO R-6 (RESIDENTIAL - 6 UNITS PER ACRE); 14.95 ACRES FROM MU (MIXED-USE) TO R-6 (RESIDENTIAL - 6 UNITS PER ACRE); AND 3.93 ACRES FROM R-12 (RESIDENTIAL - 12 UNITS PER ACRE) TO R-6 (RESIDENTIAL - 6 UNITS PER ACRE). THE PROPERTY IS CURRENTLY VACANT AND LOCATED WITHIN THE LAS SOLERAS MASTER PLAN (ZACH THOMAS, CASE MANAGER)**

This case is postponed to June 18, 2015.

5. **CASE #2015-09. PULTE LAS SOLERAS ELECTRICAL TRANSMISSION LINE RELOCATION. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL TO RELOCATE AN EXISTING 115 KV ELECTRICAL TRANSMISSION LINE WITHIN THE LAS SOLERAS MASTER PLAN AS THE PART OF THE GREATER PULTE GROUP MASTER PLAN AMENDMENT, GENERAL PLAN AMENDMENT, REZONE AND SUBDIVISION REQUEST. THE PROPOSED RELOCATION WILL FOLLOW THE FUTURE BECKNER ROAD REALIGNMENT. (ZACH THOMAS, CASE MANAGER)**

This case is postponed to June 18, 2015.

6. **CASE #2014-126. PULTE LAS SOLERAS LOT LINE ADJUSTMENT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL OF LOT LINE ADJUSTMENTS WITHIN THE LAS SOLERAS MASTER PLAN TO RECONFIGURE LAND TRACTS CONSISTENT WITH THE PROPOSED GENERAL PLAN AMENDMENT AND REZONING. THE PROPOSED LOT LINES COINCIDE WITH ANTICIPATED PHASING OF FUTURE SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS. (ZACH THOMAS, CASE MANAGER)**

This case is postponed to June 18, 2015.

7. **CASE #2015-08. PULTE LAS SOLERAS PRELIMINARY SUBDIVISION PLAT. JAMES W. SIEBERT & ASSOCIATES, AGENT FOR THE PULTE GROUP, REQUESTS APPROVAL OF PRELIMINARY SUBDIVISION PLAT (77 LOTS) FOR PHASE 1 (UNITS 1 AND 2) OF DEVELOPMENT ASSOCIATED WITH THE PULTE MASTER PLAN AMENDMENT, GENERAL PLAN AMENDMENT AND REZONING. UNIT 1 OF THE SUBDIVISION IS IDENTIFIED AS "TRADITIONAL" DEVELOPMENT WHILE UNIT 2 IS IDENTIFIED AS "AGE TARGETED" GATED DEVELOPMENT. THE PROPOSED SUBDIVISION IS 30.9 ACRES WITH AN AVERAGE DENSITY OF 2.49 UNITS PER ACRE. THE PRELIMINARY SUBDIVISION PLAT ALSO INCLUDES A VARIANCE REQUEST FOR DISTURBANCE OF 30 PERCENT AND GREATER SLOPES AND AN INNOVATIVE STREET DESIGN. (ZACH THOMAS, CASE MANAGER)**

This case is postponed to June 18, 2015.

G. STAFF COMMUNICATIONS

Mr. Smith said an application has been filed for a significant addition to St. Vincent Hospital campus which is scheduled for the meeting of July 2, 2015.

Mr. Smith said two significant Commission cases will be going to the City Council: The Blue Buffalo Rezoning Case is tentatively scheduled for June 24, 2015. Commissioners who are interested in following the progress of that case, please let staff know and we can get the specifics to you. An appeal has been filed in the Morning Star Project, and will be a late June or early July 2015 hearing, noting it is still in process in Mr. Shandler's office.

Mr. Smith said the Commission did an excellent job in evaluating and responding to the issues tonight, and thanked them for their preparation and attention.

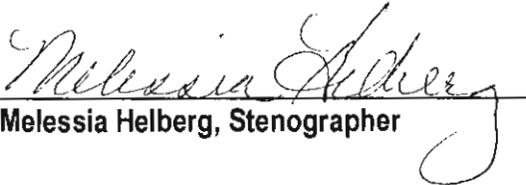
H. MATTERS FROM THE COMMISSION

Commissioner Gutierrez said he will be in Dallas on June 4th for a soccer tournament, and will miss both the Summary Committee and Planning Commission meetings on that date, and would like to be shown as excused.

I. ADJOURNMENT

There was no further business to come before the Commission, and the meeting was adjourned at approximately 11.55 p.m.

Michael Harris, Chair


Melessia Helberg, Stenographer