**SUMMARY OF ACTION**
**PLANNING COMMISSION**
**Thursday, November 19, 2015**


| ITEM | ACTION | PAGE |
|---|---|---|
| CALL TO ORDER | | 1 |
| ROLL CALL | QUORUM | 1 |
| PLEDGE OF ALLEGIANCE | | 2 |
| APPROVAL OF AGENDA | APPROVED | 2 |
| APPROVAL OF MINUTES | NOT AVAILABLE | 2 |
| FINDINGS AND CONCLUSIONS | NONE | 2 |
| OLD BUSINESS | NONE | 2 |
| NEW BUSINESS | NONE | 2 |
| **STUDY SESSION** | | |
| GENERAL PLAN THEMES | INFORMATION/DISCUSSION | 2-11 |
| STATUS OF SOUTHWEST RIVER CORRIDOR PLAN PROCESS | INFORMATION/DISCUSSION | 11-14 |
| STATUS OF OLD PECOS TRAIL CORRIDOR PLAN PROCESS | INFORMATION/DISCUSSION | 14 |
| STAFF COMMUNICATIONS | INFORMATION/DISCUSSION | 14 |
| MATTERS FROM THE COMMISSION | INFORMATION/DISCUSSION | 15 |
| ADJOURNMENT | ADJOURNED | 15 |

**MINUTES OF THE MEETING**
**OF THE**
**PLANNING COMMISSION**
**November 19, 2015**

## A. CALL TO ORDER

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, November 19, 2015, in the Nambé Room, Santa Fe Community Convention Center, 201 W. Marcy Street, City Hall, Santa Fe, New Mexico.

Chair Harris said this will be a two hour study session. A few copies of the agenda are available if anyone would like one. We will be talking about the General Plan, our response to the Resolution on the West River Plan and a bit on the Old Pecos Trail Scenic Corridor.

Chair Harris introduced and welcomed new member, John B. Hiatt.

## B ROLL CALL

**MEMBERS PRESENT:**
Commissioner Michael Harris, Chair
Commissioner Brian Patrick Gutierrez
Commissioner Justin Greene
Commissioner John B. Hiatt
Commissioner Vince Kadlubek
Commissioner Piper Kapin
Commissioner Sarah Cottrell Probst
(Vacancy)

**MEMBERS ABSENT:**
Commissioner Roman Abeyta, excused

**OTHERS PRESENT:**
Councilor Signe Lindell
Councilor Carmichael Dominguez
Lisa Martínez, Director, Land Use Department
Greg Smith, Director, Current Planning Division – Staff liaison
Reed Liming, Long Range Planning Division
Kate Nobel, Director, Housing and Community Development
Alexandra Ladd, Housing and Community Development
Richard MacPherson, Long Range Planning
Elizabeth Martin for Melessia Helberg, Stenographer

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

Chair Harris said Zach Shandler put in place at our last study session the opinion that we can discuss legislative matters, but cannot discuss any case that is still open. If the findings of fact and conclusions of law have not been accepted yet, we cannot discuss that. This will be a legislative session rather than a judicial session.

## B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

## C. APPROVAL OF AGENDA

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

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Hiatt, Chavez, Greene, Gutierrez, Kadlubek, Kapin and Probst, voting in favor of the motion and no one voting against [7-0]

## D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

**MINUTES: NONE**

**FINDINGS/CONCLUSIONS: NONE**

## E. OLD BUSINESS

There was no old business.

## F. NEW BUSINESS

There was no new business.

## G. STUDY SESSION

**1. GENERAL PLAN THEMES. STAFF PRESENTATION AND DISCUSSION OF GENERAL PLAN THEMES AS INCLUDED IN 1999 SANTA FE GENERAL PLAN AND AS REVIEWED WITH THE LONG RANGE PLANNING SUBCOMMITTEE. (REED LIMING, LONG RANGE PLANNING DIVISION.)**

Chair Harris said an overview will be given by Lisa Martínez and Kate Nobel.

Ms. Martínez said thank you for coming to have an interesting discussion about City planning. Most recently there was a great article written by Councilor Lindell in the Sunday newspaper that encouraged us to think about planning and start planning. We are working on that tonight.

Ms. Nobel said she would give a quick overview. Once upon a time cities grew by accident. Some because they were defense able, had good resources available and good transportation routes. Then they were built in a random manner without a whole lot of deign. Infrastructure eventually worked its way into it. Networks came into play. In the midst of that chaos there were a few planned exceptions. Paris is a great example of real city planning. Most of it by luck. Layering new things on top of old things without a lot of structure. In the second decade of the 20th century cities started happening due to certain circumstances. Tonight we are hoping to talk about that and where we want to be. Also to maintain the uniqueness of our City. We want thoughtful growth.

Ms. Nobel said she is the Housing and Community Development Department, Acting Director. We are starting on the General Plan today. We truly, as a community, have yet to understand the purpose of the General Plan and what it is for. We know it has something to do with values, vision and future land use. We have an exercise for the Commission to work on regarding prioritization. Many of the issues we face have been going on for a long time. There are things from thirty years ago that we are still facing. We are hoping we can get to some answers as to how. How we get to agreements on scale and area of town. How to map a way to have successful projects in the future. Two Resolutions have been passed. Councilor Lindell outlined the thinking as to how issues around the river corridor would effect the Plan. That Resolution passed. The Resolution on Old Pecos Trail passed. The one to update the General Plan stalled. City staff is operating on the Resolutions that passed. We work at the direction of the Governing Body. We have some how-to questions like how we get to agreements on scale and how we grow. There is amazing consensus around some shared issues such as economic vibrancy. We hope we can get to some useful action items that can help us as staff. We do our best and could use all of the help, good sense and good ideas from the community that we can gather. This Commission has special skills to weigh in on the process.

Councilor Lindell said she will speak about goals. First, she wants to talk a bit about the process, plan and Resolution for the River Corridor Plan. We are working on a Plan to see how that will look in the future. It is dynamic. It is not a plan to make it look exactly like it does now, but in the future. Councilor Dominguez spent time on it. We were seeing projects come before us in a piece by piece manner that proposed kind of dramatic changes to what has been there, vacant land mostly. In trying to envision an entire corridor it made sense to us to have a plan that intertwined everything together. A plan that will have it look different than it does now. The city is dynamic and growing. We need places for people. She said she is a huge advocate for preservation and the historic district, but different places in town are going to look very different than they do now in ten years. Where she lives it borders on property zoned R 21. She expects it to look much different than it does now. That is progress folks. She was hoping we could bite off one section and see how that process goes. It is not the Planning Commission doing this, it is a public process and will be a public process. Then it will go through numerous committees and hopefully this one section we are doing will be close to a Plan in six months. We are not just meeting and not moving

forward. It is a plan that is moving forward and we hope we have something for presentation in six months. That is her vision on this.

Chair Harris said he would like to thank Councilor Dominguez for his leadership.

Councilor Dominguez said when we talk about the process, we see some interesting familiar faces and some new faces. He encourages the Commission to do all they can to reach out to those who are not usually at meetings and do not have a voice. We speak generally about health and healthy communities. Things change. We understand the economic impact for communities that are not healthy. In these cases we need to consider architecture guidelines and recreation. The second thing to consider is the equity theme. If we are going to be a progressive community we need to seriously consider equity. He said he wanted to thank the public for being here tonight.

Chair Harris said we will now hear about demographic trends from Reed Liming. He is the Long Range Planing Director for the City.

Mr. Liming said we are going to go through the numbers. He called the Commission's attention to Santa Fe Trends. Santa Fe Trends is a document the City puts together every year. He encouraged the Commissioners to access it for basic information about Santa Fe.

Mr. Liming reviewed the Santa Fe Trends through a slide presentation. This information can be found on the City of Santa Fe website.

Commissioner Probst asked can you say something about where some of these trends are happening.

Mr. Liming said that is a great question. We found that when we had a high rate of housing growth we have had a lot of infill. It is hard for him to place where the housing has gone. It is all over the place. It was primarily Tierra Contenta but that was prior to the housing bust. There has been more infill and it has been sporadic. There has also been commercial development along south Cerrillos.

Chair Harris asked do you track GRT revenue in this report.

Mr. Liming said we do under economy.

Chair Harris asked can you bring that up very quickly.

Mr. Liming brought that page of the report up on the screen. He said the red line is actual dollars, the blue line is adjusted for inflation.

Commissioner Kadlubek said regarding this information to the River West Corridor, you showed how much water we used. How about the overall water budget and where the City is regarding the water budget.

Mr. Liming said he did not want to speak for the water division but he did speak recently to Rick Carpenter because he wanted to know himself. Mr. Carpenter feels that through some agreements with the State Engineer and the Interstate Stream Commission we are in the best water position we have been in for some years. The sense was that we are in better shape in terms of ready supply.

Commissioner Kadlubek asked regarding the traffic on Agua Fria, is this chart saying traffic has gone down every year since 2011.

Mr. Liming said it was up in 2011 but down since 2008. That is primarily due to the opening of the Siler Road Bridge.

Mr. Kadlubek said a lot of times we hear that we don't need housing, we need jobs. Can we talk about the jobs market .

Ms. Noble said the unemployment rate is one of the most recognized indicators. Sant Fe has an historically low unemployment rate. It is under 5% now. We have done a bunch of work on employment numbers. Unemployment measures those getting an unemployment check. Our employment rate is quite high. It is a pretty complex employment picture. We have a lot of commuters in and out due to employment at Los Alamos Labs and government. Santa Fe has a lot of jobs and not as many residents. We need commuters in to fill jobs. State, county, city government and tourism are our big employers. We went through a fairly extensive data exercise regarding this last year. Government is the bigger employer then tourism. Education and healthcare are the growing sectors.

Commissioner Gutierrez said regarding jobs, in the paper today it said that jobs are the top concern of teens. We need adult mentors for those jobs.

Commissioner Gutierrez said on the water issue, what is happening with the annexed area and people with wells.

Mr. Liming said he did not know that he could say they track well use. He does not know that we can unless they are metered.

Commissioner Gutierrez asked is that a concern for the City to deal with.

Mr. Liming said you have to realize that most of the people we annexed were already on City water.

Commissioner Gutierrez said there are a lot of wells on Airport Road.

Mr. Liming said most are on the City water system. There are some areas we need to look at. Getting people off of wells can be difficult and costly.

Chair Harris said next we will have a presentation on housing from Alexandra Ladd, Special Projects Manager, Housing and Community Development.

Ms. Ladd passed out a handout and reviewed it. The handout is attached herewith to these minutes as Exhibit "1". She gave a brief run down about affordable housing programs in the City. She said the Planning Commission does not oversee affordable housing so we want to make sure everyone understands.

Chair Harris said this is good information but could you focus on the housing needs assessment.

Ms. Ladd said let me finish the financing part so you will understand.

Commissioner Probst asked are people actually doing better in Santa Fe or it is because only wealthy people can afford to live in Santa Fe.

Ms. Ladd said it is hard to know. We know through our subsidies programs that we are helping some of the very low income people. The rich take care of themselves so what happens to the middle class. Do they leave. The national trends show younger people are not rushing into buying houses.

Commissioner Greene asked where does the 5,400 number come from of homeowners paying more than 50% of their income for housing costs.

Ms. Ladd said the census.

Commissioner Greene asked do you think 6% of the population spends that much.

Ms. Ladd said yes.

Commissioner Kapin asked do we literally need 2,200 rental units.

Ms. Ladd said some people have a place to live but are on couches. This looks at how many people are in that percentile as well. We are using numbers but making assumptions.

Chair Harris said we have to move on to maintain our two hour schedule. Greg Smith will go over the Southwest Master Plan.

Mr. Smith said the Southwest Area Master Plan is in your packet.

Mr. Smith said he is not sure how much information the Commission wants to see on the Southwest Master Plan. There might be some misunderstanding regarding the Historic Plan adopted a number of years ago vs the River Corridor Plan.

Chair Harris said he did not know how applicable it was. Like many of our Plans such as the Old Pecos Scenic Corridor from 1999, nothing was implemented. There is also a Community Plan for the Traditional Village of Agua Fria.

Mr. Smith said the Spazo Zoning Plan which was adopted is the main thing from that Plan.

Commissioner Probst said the piece meal way we got material for this meeting makes it difficult.

Commissioner Greene said regarding the target areas in the Southwest Master Plan, how can they be incorporated into the future Land Use Plan. I am talking about areas like South Meadows, Tierra Contenta, the Mutt Nelson area, the airport area and things in the pipeline. Significant developments.

Mr. Smith said there is not a comprehensive Land Use Plan that has been adopted through the Mutt Nelson area. The commission will be asked at the next meeting to review a time extension on commercial projects. We have discussed the idea that some of those areas would be ripe for closer looks. There is no plan in the pipeline but staff recognizes there are things to do.

Commissioner Greene asked is there anything you need from Council to get ahead of the curve.

Mr. Smith said the Council is balancing issues of urgency and importance. Staff is working on strategies.

Chair Harris said on Mutt Nelson, people are concerned about water availability and the haphazard development of the area.

Chair Harris said we are going to skip the general discussion about themes.

Commissioner Kapin asked wasn't part of discussion to be the themes and ideas of how to prioritize and seeing what is relevant.

Ms. Nobel said the intention on the agenda was to actually ask the Commission and each Commissioner which General Plan you might prioritize and why. Regulatory issues was added from a desire from some Commissioners to hear what staff thought. Things we see moving. We had hoped to hear from the Commission about priorities on themes

Commissioner Probst said she is not prepared to do that. It was not clear in the materials. She thought this was a briefing from staff.

Ms. Martínez said in the materials, we hope you had a chance to look at those themes and see if it would be possible to prioritize them. We wanted feedback from you. The chart on the wall lists the ideas. We wanted to have all of you look at that chart and give you dots to add to that list to start that prioritization from a Commission standpoint. Hopefully you had a chance to read through what is in the packet.

Commissioner Kapin said she is happy to participate but she was hoping for your expertise to help us understand. She needs to know from staff where things are to point us toward where we need to go. We are trying to grasp what is important.

Commissioner Probst asked how are we doing.

Ms. Martínez said a number of years ago people were asked to look at these priorities. We found that all of these themes are still important and relevant. They do mean something. She thinks they are all

critical and it depends on how we apply them to future development.

Commissioner Kadlubek said he would also be happy to put dots up there but he thinks a large issue here is that we don't have the data driven expertise and strategy to listen to. He also doesn't think polling the public is necessarily the best strategy for City Planning. When it comes down to making votes, he does not get a sense of what the strategy is as a City.

Commissioner Greene said the General Plan is from 1999. It is a living document. What has grown is the city. We annexed an area that we did not plan for. There is a bigger picture. At the General Plan level we should take a step back and plan regionally and focus on where growth needs to be planned. In some areas we need Master Plans of where roads go. We should start taking this Plan and drill down in specific areas and step back and look at other areas. The footprint of the City has changed. He recommend that we ask for a General Plan.

Chair Harris said in response to the Resolutions we have, he does not have a problem with that and using the Western River Sector Plan as a model but he thinks a General Plan discussion should occur along side. The General Plan really does not serve us as well as it has in the past. The themes are still valid. We talked about the General Plan in March. There were opinions offered. It was fairly obvious where we had made advances. He would like to close the general theme discussion and encourage Commissioners individually to send thoughts to Mr. Smith to compile. He wants to move forward to a side by side with the River Sector Plan and the General Plan. Lets hear from Mr. MacPherson of the Long range Planning Office of Planning for the City of Santa Fe.

Mr. MacPherson said he was on the committee that put together a mixed use zoning category. Unfortunately when the recession kicked in projects were not able to move forward. It was ten years ago what we looked at the area of down Cerrillos to Airport Road and how a mixed use environment could be placed into a commercial area. The Committee was tasked with creating a zone with residential and commercial use and encourage good design, historic details in a more modern setting and allowing height but setting it back on a second story and how close development could be to an established neighborhood. Mixed use has not been used much. Recently a group put together a plan to look at updating mixed use and making it more flexible. It is in Chapter 14 of the Land Use Code. We are looking at it.

Chair Harris asked that Mr. MacPherson put a memo together and identify those areas in the Land Use Code and a map for mixed use.

Mr. MacPherson said he will do that.

Commissioner Kadlubek asked what is the process of modifying or creating a new zoning code.

Mr. Smith said Amendments can be initiated by the Planning Commission or staff then they need to get the support of a Councilor or the Mayor as a sponsor. He think 2005 was the last time a Zone District was created. The Commission tells the staff and staff drafts an Ordinance and it goes through the committee process. One of the questions you might ask yourselves is do we have the right kind of regulations in general and the right kinds of committees as well.

Chair Harris said let's go to Mr. Liming for centers and corridors.

Mr. Liming said he started this map for the review of the Commission. Mr. Liming referred to a map displayed on an easel. It is an attempt to begin to show areas of focus and areas to conserve. We have general agreement about those. Mr. Liming went through the map generally. This is an attempt to simplify the issues for discussion.

Chair Harris said we have seen this before. Has it been vetted or rolled out in any fashion.

Mr. Liming said it is on our website. This is an idea of a basic map to have in the Plan. The small groups we have vetted it to have given us positive comments. We are trying to chunk down the City.

Ms. Nobel said we started with what we can agree on. It has not met any resistance so far. As these things get contentious it is better to start with what we can agree on as a starting point for the General Plan. It seemed to be a good way to get to the overview and think about the big picture.

Chair Harris asked did you introduce it at the Southwest River Corridor, West Santa Fe River meetings.

Mr. Liming said no we haven't. We have been delving into specifics

Commissioner Kadlubek asked does this map reflect future land use.

Mr. Liming said no, we used the future land use map to get general areas for employment centers. We looked at the future land use map and tried to separate it into areas of functional use.

Commissioner Kadlubek said so this is a map based on what you guys will get the least resistance from.

Mr. Liming said we trying to show those areas with less resistance to growth.

Commissioner Kadlubek said it is no surprise that the southside is shown as an area of lest resistance. The idea of equity needs to be factored in. If we are doing planning based on least resistance we are alienating those who have less of a voice.

Mr. Liming said this is based on the fact of what has been approved.

Commissioner Kadlubek said that is a different justification for the map. To me the future land use is a form of fact. There are identified areas where we hoped to see density. Why was that omitted.

Mr. Liming said there was no reason to do that.

Ms. Nobel said it is not fair to characterize it as a map of least resistance. To create an agreement on something we can use it as a foundation and talk about what and how we can get to solutions. There is more open land for development to the south and west. We hope we can get to a place where when staff

is asked to bring forward ideas we can make that productive. Starting with what we could agree on was the foundation we used.

Commissioner Probst asked what was the reason to put together this map in the first place.

Mr. Liming said it was an attempt to show where neighbors were at and open space is at. It is a starting point if nothing else. It may be difficult for people to absorb this at first.

Commissioner Greene said as to the map, if you want the path of least resistance that is outside the City limits. It is a good starting point. We need to identify some of the vacant areas that can be planned for. There are areas that have already been planned we don't have to plan for. The Mutt Nelson area is not planned for yet, but, some areas Agua Fria and Siler are. He would say that we need a dynamic map showing things like what are the top five MPO projects, so we can see the development areas and where needs exist. A rolling list of the next ten years of planning. Put those projects on a map and give us a briefing.

Mr. Liming asked do we involve the transportation too.

Commissioner Greene said yes and the Cook project too.

Chair Harris said the MPO is pretty well set. There is easy access to it online. 2016 through 2021.

Commissioner Greene said that could be on a dynamic map.

Chair Harris said this is a useful start. It simplifies how to look at our town. We read in our themes and master plans about having neighborhood centers. What this suggests is centers, commercial centers. I wouldn't throw it away. Commissioners could look at it and provide comments back to Mr. Liming.

Mr. Liming said our 1999 Plan had neighborhood centers. It was great thought, but if you don't have the critical mass to develop it, it becomes pointless to show that. That is what we heard when we rolled out the Plan twenty years ago.

Chair Harris said he understands but he knows as a Commissioner like Manderfield when a coffee shop was proposed there was a tremendous amount of opposition from groups.

Mr. Smith said this is an attempt to show progress on the big picture. The resources are not there to do the level of future land use planning that was done in 1999. We don't have the staff.

Chair Harris said he would like to summerize what we have said and provide direction to staff and Commissioners. He has heard that we need more data and he agrees. He has seen the 2013 trends report but has not looked at the 2015 report. We need to review that as well. Maybe all the Commissioners need to review that.

Commissioner Kadlubek said he thinks every four years the voters get to elect a Mayor and City Councilors. There needs to be some effort from the Mayor and the Administration to help lead in this area

of how the future of the City looks and how we are going to be a healthy City for the next twenty years. It would hopefully be based on leadership and expertise.

Commissioner Probst said thank you for all the work you put into the materials today. You have new Commissioners so you have to bring us along. Remind us of what has gone before. We are looking at new things. This group of Commissioners wants to be helpful and make a difference.

Chair Harris asked is there anything else to say, Lisa or Kate, as next steps.

Ms. Martínez said along the lines of Commissioner Kadlubek's comments of following in the Mayor's footsteps, she can tell the Commission that there is an active effort to do that in conjunction with the work we are doing here. We are trying to look at the big picture and some of the small pieces as well. Do we have the right regulatory framework in place. Are we doing this right. There is always room for streamlining and making the process simpler for developers. We want them to know that the City is open for business. We are working though big and little pieces at the same time. We hear you and respect your thoughts and will continue to provide education along the way. We want to make something good out of all of this.

Ms. Nobel said we appreciate all of your time, expertise and thought on this. It is very hard work. There are a lot of good ideas. City staff is wary about putting them out there because they are often shot down. We hope we can get to a productive process to move things forward. We are trying to respond to your questions. The General Plan is the wide open City Plan. There are disagreements in the community and we hope we can get some consensus of how we grow. No one agrees on how to get there or how to start. We need to keep having these discussions. We have specific questions as to how to move forward. We brought this agenda forward as a response to the Commission and we hope in the future we can continue to move this forward and be more successful in addressing this process. We need to have a community process. Thank you for your interest in this.

Chair Harris said put those questions in writing and circulate them to the Commission.

Chair Harris said we want to take a certain amount of time on the West River Corridor. Mr. Liming with provide us with an update.

## 2. STATUS OF SOUTHWEST RIVER CORRIDOR PLAN PROCESS. (REED LIMING)

Mr. Liming said this afternoon we had our 5th meeting of the working group. There are a number of members here this evening. Commissioner Greene is a member. We are working through existing conditions and will move forward from there. We are coming up to speed as to an understanding of what is out there. Vacant land vs developed land. We will continue having various staff come in and speak to the working group. In January we hope to have existing conditions done and have an Open House. It has gone very well so far. Richard MacPherson is working with me as well.

Chair Harris said he is thinking of the Romero family, we asked that they participate in this. Are you able to engage people in this. Draw in as many people as possible.

Commissioner Greene said we have a core group but we are drawing in others. Neighbors and land trustees.

Commissioner Probst asked how was this group formed.

Mr Liming said it was based on demonstrated interest.

Commissioner Probst asked is it representative of all the groups effected.

Mr. Liming said we tried to do that. There is a wide range of opinions and approaches. This is a well rounded group.

Commissioner Kapin asked what is the make up and who are the people representing. She had no idea about this group and she lives in that area. She had no idea of how to get involved. Only people ahead of the curve are involved. Thank you to those people, but we need to start with a diversity of group.

A member of the audience asked why meet during the day when people can't make meetings.

Commissioner Kapin said this is the beginning, the stepping stones. We need to have representation. She had asked for information on that.

Commissioner Greene said the Resolution spoke about four categories. We have professionals and people vested in the neighborhood.

Commissioner Kapin said we are just asking for who is involved.

Commissioner Kadlubek said we asked for that list long ago. Future residents are missing. It is very easy if you already are a homeowner or business owner in the area to participate. It you want to be a resident it is not. There is a huge lack of balance. The people who want to be there are missing. People who need the housing . Young people and minorities usually. How many people under age of forty and not white do you have on the committee. He would love to see that breakdown.

Commissioner Greene said it is pretty diverse but not quite as young as you are talking about.

Mr. Liming said it called for representation from the Agua Fria Village.

Commissioner Kadlubek said so non-City residents.

Commissioner Greene said he tries to represent a bigger picture on this. The needs of the community . We don't discuss going backwards. We are working toward change in a way that is incremental.

Commissioner Kadlubek asked are we talking about future renters and business owners.

Commissioner Probst asked how would you suggest they reach out.

Commissioner Kadlubek said it is significant. We are talking about a radically aging population. He does not see the dots being connected or a sense of urgency.

Commissioner Probst said it would be helpful if we knew a bit more about the process. What are they going to do, the meeting times and the community participation. If there is a need for recruitment we can help with that but we have not been asked or given anything to circulate. If this process is done right it could be a model.

Commissioner Harris said he agrees 100%. If it in fact is going to be a model it needs to be scrubbed pretty well. Commissioner Kadlubek we know you know individuals who would have an opinion on this. This is not a closed session. It is open to anyone who wants to participate.

Commissioner Kapin asked how is this advertised.

Commissioner Greene said it was mentioned at the Planning Commission.

Commissioner Kapin said in a Commission meeting, but how do other people who want to or could be involved hear about this.

Ms. Noble said the idea was to do some lifting with the working group and then widely advertise public meetings. We wanted to wrestle with the hard issues with a smaller group. It is difficult and prohibitive with a large group. We have worked to move forward

Commissioner Kapin said it has a huge implication for the future of our City.

Ms. Nobel said the intention has always been to invite the larger community.

Commissioner Kapin said she is glad there is progress but she would strongly encourage for that action to be prioritized. Take a hard look at the demographics of our City and have representation from now on.

Commissioner Greene said this is one of the problems you might run up against in a very small area.

Commissioner Kapin said it is not a small area in regards to the available land. It is central and attractive.

Commissioner Greene said the majority of the members are land owners.

Commissioner Gutierrez asked how many households does this effect.

Mr. Liming said 556. Often times in a planning process you are working with a small group. That is why we were trying to start with a group of people who live in and around, business owners and interested people from associations. At certain points you invite a larger group.

Chair Harris asked when will that public engagement happen.

Mr. Liming said in January at the Open House. Before we do that we need to have some information put together so people can respond meaningfully.

Chair Harris said do what you can to bring in others and expand the working group more. Make sure various voices are represented.

Chair Harris asked Commissioner Kadlubek to provide some names.

Commissioner Kadlubek said he would do that.

Chair Harris said we will go to Greg Smith for the status of the Old Pecos Trail Corridor Plan process.

### 3. STATUS OF OLD PECOS TRAIL CORRIDOR PLAN PROCESS. (GREG SMITH)

Mr. Smith said staff has met with four of the neighborhood residents who worked with staff on this a number of years ago. They kept materials that had been prepared before. It seems like five changes to the development regulations had been agreed to by the group. Three were recommended to the formal hearing process. We are working on a process to go back to the neighbors to see if they think they are still appropriate and see what will be taken forward to the Planning Commission. It will be January before we are meeting in the neighborhoods.

Chair Harris asked would it be unusual to have fewer property owners than non-property owners. It seems like a version of a closed process. You need to notify property owners.

Chair Harris thanked the public for coming. It was the intention of this study session to have a dialogue. We appreciate your interest.

## H. STAFF COMMUNICATIONS

Mr. Smith said we have cases for the December Planning Commission meeting. We will not schedule any study sessions in December. Potentially we will in January. The question is would there also be an interest in a study session.

## I. MATTERS FROM THE COMMISSION

Chair Harris said he is submitting his resignation to the Mayor. Given his Council race, it is probably appropriate.

Mr. Smith asked is it the consensus of the Commission that we need to have an election for new

officers put on agenda.

Chair Harris said he assumed the current officers would continue to serve and the Vice Chair would be Chair.

Mr. Smith said if the Commission wants to do that we can do it by consensus. We can research and report on that process.

Commissioner Hiatt said the Vice Chair becomes the Acting Chair.

Mr. Smith said unless or until the Commission decides to have an election. Officers are elected in July.

Commissioner Probst recommended that staff research that.

Chair Harris thanked the Commission for their hard work and said he enjoyed working with them all.

## J. ADJOURNMENT

There was no further business to come before the Commission, and the meeting was adjourned at approximately 8:15 p.m.

**Michael Harris,**

**Chair**

**Elizabeth Martin, Stenographer**