



Agenda

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**PLANNING COMMISSION
SPECIAL MEETING
February 26, 2008 – 7:00 P.M.
PNM AUDITORIUM
2041 SOUTH PACHECO STREET**

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES**
- E. OLD BUSINESS**

- 1. Case #M 2008-01. PNM I-25 and Galisteo Street Transmission Line Relocation.**
Request by Public Service Company of New Mexico for determination of consistency with adopted General Plan for the relocation of existing 46kv and 115kv distribution line due to the Rail Runner Phase 2 Project. (Greg Smith, case manager) **(POSTPONED FROM FEBRUARY 21, 2008)**

- F. NEW BUSINESS**
- G. BUSINESS FROM THE FLOOR**
- H. STAFF COMMUNICATIONS**
- I. MATTERS FROM THE COMMISSION**
- J. ADJOURNMENT**

NOTES:

- 1) Procedures in front of the Planning Commission are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postpone by a motion and vote of the Planning Commission
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Planning Commission meeting. This agenda is subject to change at the discretion of the Planning Commission.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.
***An interpreter for the hearing impaired is available through City Clerk's Office upon 5 days notice. Please call 955-6521**

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CITY OF SANTA FE
PLANNING COMMISSION

Special Meeting

February 26, 2008

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B. PLEDGE OF ALLEGIANCE		1
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D. APPROVAL OF MINUTES	None	1
E. OLD BUSINESS		
1. <u>Case #M 2008-01. PNM I-25 and Galisteo Street Transmission Line Relocation.</u> Request by Public Service Company of New Mexico for determination of consistency with adopted General Plan for the relocation of existing 46kv and 115kv distribution line due to the Rail Runner Phase 2 Project.		
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MINUTES OF
CITY OF SANTA FE
PLANNING COMMISSION SPECIAL MEETING

February 26, 2008

A special meeting of the City of Santa Fe Planning Commission was called to order by Chair Estevan Gonzales at approximately 7:00 p.m. on this date at the PNM Auditorium, 2041 South Pacheco Street, Santa Fe, New Mexico.

A. ROLL CALL

Roll call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Gloria Lopez
Signe Lindell
Shayna Lewis
Matthew O'Reilly
John Salazar
Angela Schackel Bordegaray
Estevan Gonzales, Chair

MEMBERS ABSENT:

Bonifacio Armijo
Ken Hughes, Vice Chair (excused)

STAFF PRESENT:

Greg Smith, Director Permit and Development Review
Nick Schiavo, Energy Specialist
Denise Cox, Stenographer

B. PLEDGE OF ALLEGIANCE

Chair Gonzales asked Commissioner Lindell to lead the pledge of allegiance.

C. APPROVAL OF AGENDA

Commissioner Salazar moved to approve the agenda as presented, Commissioner Lindell seconded the motion which passed by unanimous voice vote.

D. APPROVAL OF MINUTES - None

E. OLD BUSINESS

- 1. Case #M 2008-01. PNM I-25 and Galisteo Street Transmission Line Relocation. Request by Public Service Company of New Mexico for determination of consistency with adopted General Plan for the relocation of existing 46kv and 115kv distribution line due to the Rail Runner Phase 2 Project. (Greg Smith, case manager**

Chair Gonzales reminded everyone that they had public testimony at the last hearing. He stated that he would ask Mr. Quintana to speak on behalf of the neighborhood and if there is anything he misses he would allow a brief opportunity for comments.

Memorandum from Greg Smith, Director Current Planning Division, prepared February 13 for February 21, 2008 Planning Commission meeting is incorporated herewith to these minutes as Exhibit "1."

West and East alternatives are incorporated herewith to these minutes as Exhibit "1(A)."

Information regarding EMF's is incorporated herewith to these minutes as Exhibit "1(B)."

Mr. Smith presented the staff report included in Exhibit "1." He said the options are to make a finding of consistency for the original proposal or they can pursue other alternatives to keep the lines further away from the neighbors.

Public Hearing

Laurie Moyer, PNM, Alvarado Square, Albuquerque, New Mexico, 87158, was sworn. She said the open house started at 5 and went to 6:30. They presented two alternatives which were well received, but she thinks that should be addressed by the neighborhood representative. The two alternatives were reviewed included in Exhibit "1(A)." She stated that as reviewed at the previous hearing they need to split the lines due to the critical need for the lines for service to Santa Fe. She noted that either alternative is amenable to PNM and DOT.

Lawrence Quintana, 2701 Via Venado, was sworn. He thanked the DOT and PNM who were gracious hosts explaining the proposals. The neighbors were pleased to see that they listened to the Commission and the neighbors. He said after discussing this with the neighbors there were a few points found. The east alternative would be the most amenable to the majority of the neighbors. He said the noise will still be there and the additional pole will still be there, so they are hoping a wall or buffer for the noise and view of the large lines could be considered. He said Mr. Guerrero Ortiz said they need a minimum of 25 feet to place a pole. He showed a possibility that Mr. Guerrero Ortiz showed them keeping the poles in the area of the corridor and closer to the Rail Runner.

Patricio Guerrero Ortiz, Deputy Secretary for Programs and Infrastructure, was sworn. He noted that Germaine Chappelle, general counsel; engineer on the project; Gerard Martinez y Valencia, community outreach; and Robert Anaya, community outreach were all present at this hearing. He said they have taken all the concerns into consideration. The conceptual plan tries to stay outside of the properties with poles and cables. He said the two alternatives are a more realistic plan with the topography taken into account. They are trying to address the concerns regarding the views from the homes. PNM is trying to minimize the number of poles so there is not too much outside anyone's window. The other concerns are with the visual impact of the highway which they are taking into account. NMDOT is compensating the loss of the visual block and will make sure to provide the neighbors with the screening they had prior to the construction. He said they are trying to stay outside the property lines and within the right of way, although they reserve the ability to do work in the right of way.

Chair Gonzales asked if there will be another opportunity for the public to comment on the wall issue because that is not under the Commission's jurisdiction.

Mr. Guerrero Ortiz said they will continuously be having meetings with the public and will continue to hear their concerns and address them at any time they are brought forward.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Chair Gonzales clarified that this hearing is for the request by PNM to determine if this is consistent with the General Plan and they wanted the neighbors to have their say on whether they liked the alignment. The noise reduction and walls are discussions that the neighborhood needs to have with the State of New Mexico. He said they do not have authority over the State of New Mexico, but he hopes the neighbors continue the dialogue to achieve the results they want. He referred to the east alternative and asked if PNM will have the opportunity to move the poles further east.

Ms. Moye stated that this is what works from an engineering standpoint. She said these are cartoons and it is not exactly where the line will be, but they are as close as they can. This is where the poles need to be so that they do not touch each other and do not touch other poles.

Chair Gonzales asked if they can make a motion that this falls within the consistency, but the Commission asks that PNM move the poles as far east as possible.

Mr. Smith stated that the state statute is not clear with regards to the issues and conditions. He said the Commission does have the authority to determine what is consistent with the general plan.

Chair Gonzales asked if there is a degree of confidence that it be within the lot.

Ms. Moye recommended they indicate there be a consistency with the east representation and not name the lot because it may not be the same owner that owns the lot. She said NMDOT has the right of entry and so she is unsure who may own the lot when they are done. She said stating the east alternative would be better.

Commissioner O'Reilly said there was a question regarding whether this case should have gone to the Planning Commission according to PNM. He believes that staff was correct in bringing this case to the Commission according to state statute 3-17.11. He finds section 7.5.2 of the General Plan states the goal is preserve the historical appearance of neighborhoods, so he finds the east alignment is consistent with the General Plan.

Commissioner O'Reilly moved to approve Case M-2008-01 according to the east alternative, Commissioner Salazar seconded the motion.

Mr. Smith said the reference is 3.19-11 in the state statute.

Chair Gonzales commented that he is glad the neighborhood was granted an opportunity to weigh in on the alternatives. He thanked PNM. He hopes the State of New Mexico continues to work with the neighbors. He thinks there will be someone there to listen to the neighbors if they have concerns about the wall.

Commissioner Lindell asked for an idea of how far south the poles have been moved from where they were before.

Ms. Moye stated that they were moved about 100 feet to the south.

Commissioner Lindell thanked everyone for working on this and thinks they made progress.

Chair Gonzales agreed this is the best possible solution.

There being no abstaining or dissenting votes, the motion passed by unanimous voice vote.

F. NEW BUSINESS – None

G. BUSINESS FROM THE FLOOR – None

H. STAFF COMMUNICATIONS

Mr. Smith reminded the Commission that the first meeting for March 6th has been canceled.

I. MATTERS FROM THE COMMISSION

Commissioner O'Reilly said the assertion was made that the Planning Commission is not always presented with these cases and this was only imposed on PNM and not on other private utilities. He asked if this is a change administratively in what will be coming to the Planning Commission.

Mr. Smith said there are a variety of public works projects that are not uniformly presented with each and every project within that category. He said the Commission has recommended approval of changes to the Chapter 14 which will clarify the process with regards to electric facilities. He said he can investigate with other staff in more detail what the track record is. He said they have had a number of significant PNM projects before the Planning Commission.

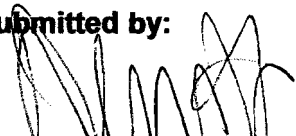
J. ADJOURNMENT

There being no further matters to come before the Commission, and the Commission having completed its agenda, Commissioner Salazar moved, seconded by Commissioner Lindell to adjourn the meeting. The motion passed unanimously on a voice vote and the meeting was adjourned at 7:25 p.m.

Approved by:

Chair Estevan Gonzales

Submitted by:



Denise Cox, Stenographer