



Agenda

CITY CLERK'S OFFICE

DATE 10/15/15 TIME 11:15am

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PLANNING COMMISSION

Thursday, November 5, 2015 - 6:00pm

City Council Chambers

City Hall 1st Floor - 200 Lincoln Avenue

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: October 1, 2015

FINDINGS/CONCLUSIONS:

Case #2015-82. River Trail Lofts Final Development Plan.

E. OLD BUSINESS

F. NEW BUSINESS

1. **Case #2015-83. Pulte Phase 1 Final Subdivision Plat.** James W. Siebert & Associates, agents for The Pulte Group, requests approval of a Final Subdivision Plat for 77 lots located on 35.25 acres+/- on Tract 15 in the Los Soleras Master Plan which is zoned R-12 (Residential – 12 units per acre). Tract 15 is located immediately south of the Nava Ade Subdivision and immediately north of the future Beckner Road Extension. The Preliminary Subdivision Plat was approved by the Planning Commission on June 18, 2015. (Zach Thomas, Case Manager)
2. **Case #2015-92. Pulte SFHP Lot Split.** James W. Siebert & Associates, agents for The Pulte Group, requests approval of a lot split to create a 4.5 acre+/- parcel from Tract 9 in the Los Soleras Master Plan which is zoned R-21 (Residential – 21 units per acre). The parcel is located immediately west of the future Rail Runner Road extension and immediately south of the regional park within Las Soleras. (Zach Thomas, Case Manager)

G. STAFF COMMUNICATIONS

H. MATTERS FROM THE COMMISSION

I. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) 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 will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.
*Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk’s Office (955-6520) 5 days prior to the hearing date.

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PLANNING COMMISSION

November 5, 2015

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D. Approval of Minutes & Findings and Conclusions		
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Findings of Fact & Conclusions of Law		
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PLANNING COMMISSION
Thursday, November 5, 2015 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Chair Michael Harris on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

A. ROLL CALL

Members Present

Commissioner Michael Harris, Chair
Commissioner Brian Patrick Gutierrez, Secretary
Commissioner Roman Abeyta
Commissioner Justin Greene
Commissioner Vince Kadlubek
Commissioner Piper Kapin
Commissioner Sarah Cottrell Probst

Members Absent

None

OTHERS PRESENT:

Ms. Lisa Martinez, Planning and Land Use Department Director
Mr. Greg Smith, Current Planning Division Director and Staff Liaison
Mr. Daniel A. Esquibel, Senior Planner, Current Planning Division
Mr. Zach Thomas, Current Planning Division, Senior Planner
Mr. Zach Shandler, Assistant City Attorney
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: October 1, 2015

Commissioner Gutierrez requested the following change to the minutes:

On page 31, third line from the bottom where it says "talked out" should say, "talked about."

Chair Harris requested the following change to the minutes:

On page 32, 3rd paragraph, fourth line where it says "Santa Fe River Road is not paid" it should say "is not paved."

Commissioner Greene moved to approve the minutes of October 1, 2015 as amended. Commissioner Kapin seconded the motion and it passed by unanimous voice vote.

FINDINGS AND CONCLUSIONS:

Case #2015-82. River Trail Lofts Final Development Plan.

Commissioner Greene moved to approve the Findings and Conclusions as presented. Commissioner Kadlubek seconded the motion and it passed by unanimous voice vote.

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

1. **Case #2015-83. Pulte Phase 1 Final subdivision Plat.** James W. Siebert & Associates, agents for The Pulte Group, request approval of a Final subdivision Plat for 77 lots located on ±35.25 acres on Tract 15 in the Las Soleras Master Plan which is zoned R-12 (Residential – 12 units per acre). Tract 15 is located immediately south of the Nava Adé Subdivision and immediately north of the future Beckner Road Extension. The Preliminary Subdivision Plat was approved by the Planning Commission on June 18, 2015. (Zach Thomas, Case Manager)

STAFF REPORT

A Memorandum dated October 27, 2015 for the November 5, 2015 Planning Commission meeting, with attachments, to the Planning Commission from Zachary Thomas, Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit 1. Please refer to Exhibit 1 for details concerning this staff report.

He listed the modifications in the Final Subdivision Plat from the Preliminary Plat as a result of conditions of approval approved by Council in the Master Plan Amendment that was necessary to accommodate this development: 1) elimination of the gate on west side, west of Walking Rain Road; 2) the streets there that were originally planned as private streets now will be public streets throughout the development.

Mr. Thomas recommended approval of the Final Subdivision Plat, subject to the proposed conditions of approval in the staff report.

QUESTIONS TO STAFF

There were no questions for Staff.

APPLICANT'S PRESENTATION

Ms. Victoria Shelton, 915 Mercer Street was sworn. She said Mr. Thomas gave the modifications and we agree with the staff conditions. She displayed the modifications on a display and described them. The orange section at Unit 2 of the H targeted is where the gate would have been and now goes through as a road. Unit one is the traditional.

PUBLIC TESTIMONY

Mr. Steve Burns Chávez, 4246 Howling Wolf Lane, was sworn. He said he had not had a chance to see this, having just received the notice in the mail. He testified at the preliminary review of this project and also at the City Council meeting. But he only had two minutes and there was something he didn't have time to address but wanted to put on the record. "My house is not part of this phase but part of Las Soleras development which this phase will impact. All the drainage for the entire development is going to be channeled into the series of drainage basins and run along the south side Nava Adé development through an additional series of basins. I will state for the record; I am a landscape architect. My house is the lowest point where all of these drainage basins are going to eventually be collected. Just to the east of my house, the last drainage basin will be located and from that point, it will be put into a pipe directly behind my house and then into the arroyo adjacent to the west side of my house.

"So the entire development is going to be channeled through this series of detention basins and eventually end up at the lowest point behind my house where it goes into a pipe. And so I want to state for the record here and I will be following up with the City for this which needs to be approved by the City as

part of [inaudible] 45 and which the Planning Commission was supposed to locate a 20-acre park that has vanished. So now, how this will be part of the Pulte development and through this series of drainage basins. So since it has changed from a 20-acre park which was obviously a pervious drainage buffer to the entire south side of [inaudible], my concern is... and while this has been carefully designed by a significant amount of expertise, and so engineering expertise that is state of the art, I have seen the drainage submittal that went to the City, and I know it is very sophisticated, amazing state of the art and they are highly capable. And the applicant commented at the City Council, it was brought up that, to the benefit of the entire project, the cubic foot per second velocity of drainage has been brought down to what it currently is.

"The Home Owners' Association Board testified in support of their applicant for the project as part of their now being accepted in proceeding that it was beneficial to Nava Adé; that they have addressed the drainage and reduced the ... actually the Home Owners' Association testimony was that they have moved away from Nava Adé but factually is not correct. The entire development is being directed directly towards Nava Adé along the entire south side of Nava Adé to a series of detention basins.

"So, I want to make clear and state for the record my concern that, although it is engineered with state of the art expertise beyond my expertise as an architect by some engineers. But if perchance, that pipe ever plugs or if this drainage system ever fails, the volume of water which has not been brought up at earlier meetings, is exponentially increased behind my house. And while I have had some minor flooding from current conditions at my house, it won't be just my house but it will be all the houses on my street - Howling Wolf Lane with about four feet of water or something because now we have gone from natural drainage in pervious soils and materials on to certain landscapes to the entire development and that volume of water now going through a system of detention basins and through that last pipe. And if it ever fails; if it ever plugs in spite of being engineered and in an era of extreme climate events, that will be a problem. And so I just want to put on the record and I will follow up with a letter to the City and to the Commission the liability, should that ever fail, it will have been brought out at this point. That's all I have to say."

There were no other speakers from the public regarding this case and the public portion of this case was closed.

QUESTIONS FROM THE COMMISSION

Commissioner Kadlubek recalled when they had the initial discussion, the biggest discussion was about Monte del Sol School issue. There was something in the minutes about a space of 1.4 acres being donated to the school. He remembered that there was no one from the school present at that time to accept the donation. He asked what happened with that situation.

Mr. Thomas said that condition was recommended by the Planning Commission. It is basically a donation of a soccer field-sized parcel. That condition was forwarded to Council and ultimately adopted as a requirement of the Master Plan amendment. It is not a component of this subdivision but was adopted by the Council. Regarding the discussion between the applicant and the school, he deferred to the applicant.

Chair Harris remembered it as part of Phase 2 and asked the applicant to respond.

Ms. Shelton said the agreement was negotiated with Monte del Sol and has been drafted and signed by Pulte and is awaiting a signature from the school at this point.

Chair Harris asked her to describe the agreement. He asked if it is a gift from Pulte, there will be an easement and the school will develop the practice field.

Ms. Shelton said that is correct. Pulte will grade the field and donate it and the school is responsible for construction of the field.

Chair Harris followed with another Monte del Sol question and it shows up in Mr. Romero's memo where it says, "Agreement was reached between the applicant and the property manager for Monte del Sol concerning this realignment and dedication of ROW..." He asked if the ROW has been agreed to through Monte del Sol that will allow for a continuation of Walking Rain.

Ms. Shelton agreed. She said they have a draft agreement. She did not have copies of the agreement but she could submit it if the Commission would like to review it. It does state that in the agreement.

Chair Harris said he didn't need to see it but the agreement should be a further condition.

Mr. Thomas said there is a comment from Traffic Engineering regarding the existing road that goes through the Monte del Sol school parking lot. As of now, it is unique. That road is not public and terminates at the school. It extends through Nava Adé into a parking lot. Traffic Engineering Staff is working with the school who currently own the street to make it a public street from there down through the Pulte development to Beckner as a public roadway. That is currently underway and several meetings held with the parties. They are in agreement to make that work.

Chair Harris asked if the Commission needs to document the condition.

Mr. Thomas said it can be added as a condition. That is the ultimate goal.

Ms. Shelton said Pulte agrees to that. It is ready to go.

Commissioner Kapin asked to follow up with the engineer about the drainage to hear more about the work and the concerns.

Ms. Shelton clarified that the agreement would not be a condition of Phase 1 but could be for Phase 2. She asked Mr. Thomas if it would be a condition of Phase 2.

Mr. Thomas said it is a process that Traffic Engineering is working through right now. We could condition it if the applicant feels it is well underway. We could do the condition at a future phase if needed to ensure that it does happen.

Chair Harris said at some point he needs a better understanding of the timeline for the development of

Phase 1. There are many parts to it. He assumed that Walking Rain would be built and then continue through Monte del Sol as part of Phase 1.

Mr. Kevin Patton, with Pulte, 7601 Jefferson, Albuquerque was sworn. He said they have met with the City and the Monte del Sol School and all are in agreement on the three items: 1) realignment of Walking Rain to tie to the existing portion on school property. It comes from Governor Miles starting as Dancing Ground and then Walking Rain terminates at a T intersection into Dancing Ground. That comes into Monte del Sol's property. It appears to be a public roadway but has never been dedicated to the City of Santa Fe. So that portion, Monte del Sol wants to dedicate to the City. Where it terminates now needs some slight realignment in order to tie into what Pulte is proposing that goes into their subdivision. That portion has been designed and the construction plans are at the City for approval to construct now. It might be a condition of Phase 2. It is in the construction plans to be built. The agreement says what Pulte is paying for - platting and construction. The agreement talks about Monte del Sol's responsibility - processing their plat through the City in order to dedicate their portion to the City. It is not a problem if it is a condition of phase 2. It is just the process of getting it dedicated. The other items in the agreement are the field and the drainage basin as well as grading for a 3-acre site that will be deeded to Monte del Sol. Pulte will provide a copy of the agreement.

Chair Harris said he didn't realize they were bundling all three. He thought the field would be a separate agreement. He assumed that the road would be constructed as part of Phase 1. He asked when Walking Rain would continue through Dancing Ground to Beckner.

Mr. Patton replied it would be done in Phase 1. The dedication is a possible holdup. The agreement would allow Pulte to do the construction but the dedication might take time. The agreement spells it out. It will be done as part of Phase 1 and we can tie building permits as part of it but don't want to hold it up.

Chair Harris said the school will benefit as will the City so Staff can work it out.

Commissioner Kapin wanted the drainage concerns addressed by Staff. They were very serious if it would involve flooding.

Ms. RB Zaxus addressed the drainage concerns for the Commission. She admitted it had been several months since she looked at the drawings. They were presented for the preliminary plat approval. She recalled they were going to solve some drainage problems and suggested that because they are to be maintained by the Home Owners' Association and the pipes needed to keep them clear.

Commissioner Greene asked for comments on the drawings about the drainage flow direction details. He didn't think the drainage plan was in their packet.

Mr. Fred Arfman, 128 Monroe Street, Albuquerque, was sworn. He said his firm did the hydrology analysis and design of the drainage solution. We have talked about this problem before. It was a historical drainage pattern that came up through Nava Adé neighborhood. His solution was to retard those flows down to minimum flows - from 140 cfs down to 2 cfs and keep some water in the natural habitat. The majority of the flows do get diverted through a combination of storm drains and open and closed through

cascading detention ponds. Those serve for water harvesting and help slow down the water. Those flows do skirt the south boundary of Nava Adé which backs up right to the property line. There are 120' setbacks for our homes so there is a corridor through there to place the drainage patterns that were developed. They were cognizant of the adjacent properties and have made provisions for flows to be substantially away from any existing structures, plus a safety factor on top of that.

Commissioner Greene watched as Mr. Arfman traced the path of the drainage flows. He asked if at the top of Valle Verde and Walking Lane, it gets tight there even though there is 120' setback. He asked if it was already underground at that point so that it was storm drainage or if there were just detention ponds along there.

Mr. Arfman said it is a combination of both. Where they have a tight corridor there are connecting pipes going from pond to pond and each pond has emergency overflows. The walking path connection only has an emergency overflow but it also has connection pipes that will handle up to 100-year storms and should not go over the walking path.

Commissioner Kapin asked how the maintenance and upkeep by the HOA is assured.

Ms. Zaxus said the storm water agreement was signed and notarized by the developer and owner to assure that the facility is maintained. Sometimes the City sees on the plans a specific maintenance schedule and the Commission could require that as a guarantee.

Chair Harris asked the applicant about the big picture of the infrastructure of the project. The only sequence he had seen was the relocation of water lines and power lines but not the sequence of the rest of the project along Beckner Road.

Mr. Arfman said the 16" water transmission line is the first to be relocated along the north boundary of phase 2 and over to Monte del Sol and after the line is reconstructed and accepted by the Water Department, the old line will be removed and grading operations will begin. At that time, they hoped to have the same contractor start the road embankment work for Beckner Road and Rail Runner Road. Then PNM will deliver and install the power poles and then the power line restrung and energized and old poles removed. Concurrently, subdivision work could begin in the areas where not impacted by those facilities and he thought it will be smooth transition.

Chair Harris did not think the project would include construction on Rail Runner Road at this time.

Mr. Arfman explained that the drainage pipe coming down Beckner then goes north on Rail Runner Road to the arroyo. So the storm drain will be constructed in the road bed but no paving.

Chair Harris asked when all of this would start.

Ms. Shelton said Pulte does have the preliminary grading permit now. Mr. Patton can give the time line.

Mr. Patton said they are ready to start tomorrow. The closing with Las Soleras is November 17th. And

probably they would start grading in early December if not sooner.

They are bringing infrastructure at same time with same contractor and move right into extension of Beckner and paving. He hoped to have it finished by June or July next year and see a finished home by this time next year.

Commissioner Greene noted that Walking Rain has speed humps now. He asked if anyone from Traffic could address that issue. It appears to be a feeder road to the hospital nearby.

Mr. Smith said there was no staff from Traffic here. In general, depending on the volume of traffic and an emergency arterial, speed tables are sometimes permitted but not speed humps.

Commissioner Greene asked if this is the road that links a school to a hospital.

Mr. Smith didn't have the specifics for that stretch of road.

Commissioner Greene asked if Walking Rain connects from Nava Adé and Monte del Sol through the projects to Beckner and the general vicinity of a potential future hospital site.

Mr. Thomas said the potential hospital is further west off of Las Soleras Drive and Beckner. The Walking Rain road connects to Beckner but the main road either would be Richards to Beckner or Rail Runner to Beckner. The Walking Rain Road through Nava Adé and Pulte would not be an arterial for that. The traffic impact analysis for the original Master Plan identified it as a local collector.

Mr. Patton said that in conversations with John Romero and the Fire Marshal - speed humps were a requirement and the Fire Marshal said they are rated for fire traffic. He understood that speed humps were rated for emergency vehicles and the Fire Marshal was fine with the plan.

Commissioner Kadlubek said he wished Mr. Romero was present at this meeting.

Chair Harris said what he thought he heard is that Rail Runner will be constructed as part of Phase 2. He asked if that was true and if that is that also contingent upon Ross Peak. The Rail Runner connection would be more important for the flow of traffic than on Walking Rain. He wondered when that Rail Runner Road would be constructed from Beckner.

Mr. Patton said a portion of Rail Runner is required with Ross's Peak. The portion that now is coming up from Beckner at the arroyo is the responsibility of Ross's Peak. The portion that now is south of or comes up from Beckner and meet at the intersection at the arroyo is the responsibility of the Pulte portion of Rail Runner. It is part of the main Master Plan. Talking with Nava Adé, there was more concern about the connection of Richards - Beckner to Richards - to help relieve the traffic and the neighborhood traffic could go through Dancing Ground or Walking Rain and no cut through from Governor Miles. It would be easier to go off of Richards and tie in to Beckner at that point and then to Monte del Sol. The neighborhood didn't believe there was much cut through. Since they had to look both at the Pulte development and Ross's Peak, it would have to be done when Rail Runner and Ross's Peak were developed .

Commissioner Gutierrez asked for an update about the school property donation.

Mr. Gordon Skaarsgard, 8220 San Pedro NE, Albuquerque, was sworn. He said they had a meeting with the public schools almost immediately after the City Council passed their portion of our Act. We were hung up on a couple of issues that were allowed to sit for a while. Last week, on Thursday we had a conference phone call and most of those issues that were postponed have now been resolved. We are awaiting the School's attorney to send a new letter of intent. The public schools want to work from their draft rather than Las Soleras' draft and that is okay with them. So it is about 85-90% completed. There is not much that is unresolved.

Commissioner Gutierrez asked if that property will be elsewhere from Las Soleras.

Mr. Skaarsgard said the chances of the site being located on Las Soleras are very slim. The school has rejected any site that is in a commercial neighborhood or along the freeway or anything with topographic features. Las Soleras proposed three different sites and two were rejected by the school board and the third is within the park itself so it has complicated our park issues.

Commissioner Gutierrez went back to drainage. He asked if it is correct that Las Soleras is donating the soccer field and that will be part of the drainage plan that would alleviate Mr. Chávez's concerns.

Mr. Arfman said that drainage is to the east across through the future Pulte Unit 2. The historical rate is 93 cfs that would come across the property line into the school site. They have reduced it to 18 cfs and then it goes into the combination recreation area and drainage detention pond. It will be foot and a half deep and the school is redesigning their Master Plan to accommodate an expansion of it to utilize it better.

Commissioner Gutierrez surmised it is too far off to address Mr. Chávez' concerns.

Mr. Arfman said it is a different drainage basin. His concern is with the one to the west in which they will do substantial work and protect both neighborhoods.

Commissioner Gutierrez asked what kind of maintenance schedule the HOA should have.

Mr. Patton said they will work with the City on whatever schedule they require. It really depends on the year and their preference. Usually it is a yearly certification by a professional engineer who walks and inspects the system to make sure they are in working condition.

They also work with NMDOT on culverts with a 2-year inspection schedule. So it could be annually or biennially.

Commissioner Gutierrez said it will be something to work on. Vegetation could become a problem at some point.

His last comment was the sooner the better for Monte del Sol and Walking Rain.

Mr. Patton said they are ready to go and have done all they can do to proceed.

Commissioner Kapin asked, as a follow up by staff, what the process is to help move that along. She asked if it is 100% up to Monte del Sol.

Mr. Thomas said it is underway and all off-site improvements will be built. The main issue is accepting the existing portion of the Monte del Sol Road to become a public road. It is not that the connection will not exist but the end result will be a continuous public road. It is currently with Traffic and they are working as quickly as possible to complete it.

Commissioner Gutierrez asked if it is paperwork for the school or paperwork and money on their end.

Mr. Thomas said he couldn't speak to what money is involved. The Pulte Group is doing it, so there is no money involved in it. It is just going through the process.

Commissioner Gutierrez asked then if Pulte is paying for it and it is just paperwork from the school.

Mr. Patton agreed. All costs of construction are done by Pulte and they are also preparing the plat for their signature. So it is just a signature and processing the plat.

ACTION OF THE COMMISSION

MOTION: Commissioner Kadlubek moved to approve Case 2015-83, Pulte Final Subdivision Plat with conditions of approval as outlined in the report.

Commissioner Kapin asked about the two additional conditions of the maintenance schedule for drainage as recommended by City staff. Commissioner Kadlubek accepted it as a friendly amendment.

Commissioner Abeyta seconded the motion.

VOTE: The motion passed by unanimous roll call vote with Commissioner Greene, Commissioner Kapin, Commissioner Kadlubek, Commissioner Gutierrez, Commissioner Probst and Commissioner Abeyta voting in favor and non-voting against.

2. **Case #2015-92. Pulte SFHP Lot Split.** James W. Siebert & Associates, agents for The Pulte Group, request approval of a lot split to create a 4.5± acre parcel from Tract 9 in the Las Soleras Master Plan which is zoned R-21 (Residential – 21 units per acre). The parcel is located immediately west of the future Rail Runner Road extension and immediately south of the regional park within Las Soleras. (Zach Thomas, Case Manager)

STAFF REPORT

A Memorandum dated October 27, 2015 for the November 5, 2015 Planning Commission meeting, with

attachments, to the Planning Commission from Zachary Thomas, Planner, Current Planning Division, is incorporated herewith to these minutes as Exhibit 2. Please refer to Exhibit 2 for details concerning this staff report.

Mr. Thomas explained that the alternative compliance went directly to the City Council and the Planning Commission has not seen it before. The Affordable Housing development is also subject to approval of a development plan to be reviewed by the Planning Commission at a future meeting. This is just creating the lot. The lot split is subject to the one condition in the report.

QUESTIONS TO STAFF

Chair Harris asked Mr. Thomas to explain the one condition more fully for timing and access to the plat.

Mr. Thomas said this lot split is unique because it is the result of an alternative compliance program that was adopted by City Council. We would usually condition it with certain improvements but here, the applicant creating the lot will not be the applicant building the site. So it just assures the agreement for Affordable Housing will outline exactly what outside improvements will get completed. It is changing hands and that language will be in the agreement so the Housing Trust is assured those improvements will be made as agreed upon.

APPLICANT'S PRESENTATION

Ms. Shelton (previously sworn) said the lot split is to satisfy the alternate means of compliance per the Council approval. She pointed out the 4.5 parcel as the orange parcel and access granted through park to the north and the cul de sac sharing access by the park and Affordable Housing lot. There will be a development plan as Mr. Thomas mentioned and will have an ENN meeting here in a couple of weeks. She said they are in agreement with the condition.

PUBLIC TESTIMONY

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

COMMISSION DISCUSSION

Commissioner Probst asked about what happens after the ENN meeting.

Ms. Shelton said they would submit the application and Ms. Sharon Welsh can share the time line of the project.

Ms. Sharon Welsh, 1111 Agua Fria, was sworn. She stated that the ENN is to be held on November 16

and they hope to have the project at the Planning Commission for hearing on January 7, 2016. The critical part of the application is that it is a competitive application submitted to the New Mexico Mortgage Finance Authority due on February 1 and then they will wait until late April to get word of approval for funding and the soonest the development could happen for infrastructure on site would be in fall of 2016. If not approved in next year's round, they would do it all over for a 2017 application. But we have strong confidence that we will be successful the first time around.

Commissioner Kapin asked if that is a competition tax credit application.

Ms. Welsh agreed.

Commissioner Kapin understood only a limited number were given out and if it isn't awarded, the only alternative is to reapply in 2017. If that happens, she asked Ms. Welsh what they would do.

Ms. Welsh said, in listening to Council, what would happen would be a regrouping before the applicant is allowed to move forward on phase 2 and starting with a blank slate.

Commissioner Kapin asked if that would come back to the Planning Commission.

Mr. Thomas said it would not. The alternative compliance only goes to City Council. It is at their discretion whether to approve that. So the condition of approval as part of the Master Plan approval is that if the tax credit is not received, that prior to building on Phase 2 within the Pulte development, the applicant would have to go back to Council and present a new proposal.

Chair Harris said this has to do with park land dedication. From what he read about the lot split, there are to be road improvements for access to the park as well as the Housing Trust project. He asked what the timing is on the park dedication.

Mr. Skaarsgard said they made an offering to City staff to dedicate all 30 acres of the park with a plan that homeowners would pay impact fees as a method for park improvements. We have not agreed on how the park would be dedicated and how it fits in with the state statute on impact fees.

Chair Harris asked for staff thoughts about it.

Mr. Thomas said the developer will receive a letter from the City on this matter.

Chair Harris said he didn't read in the case presentation that phase 2 of Pulte is also tied to approval of the application by the Housing Trust with the Mortgage Finance Authority for this, so it just comes down to a lot split.

ACTION OF THE COMMISSION

MOTION: Commissioner Kapin moved to approve Case 2015-92 - Pulte SFHP4 Lot split subject to the one condition. Commissioner Kadlubek seconded the motion.

VOTE: The motion passed by unanimous roll call vote with Commissioner Greene, Commissioner Kapin, Commissioner Kadlubek, Commissioner Gutierrez, Commissioner Probst and Commissioner Abeyta voting in favor and non-voting against.

G. STAFF COMMUNICATIONS

Mr. Smith announced the Study Session on November 19th. If Commissioners have questions or items to present, he was interested in feedback from the Commissioners.

Commissioner Kapin noted that for the River Corridor, a committee has been assembled and she would like a detail on who is on it and in what representation capacity.

Mr. Smith was sure Mr. Liming will present that information. He said Staff worked on it this afternoon so he can report on it.

Commissioner Greene said he could give a little update.

Commissioner Kapin thought it would be important to discuss that in the public session. She asked if that meeting will be in the Convention Center.

Mr. Thomas said Staff is in the process of reserving the Nambé Room. Around 60 people is what can be accommodated.

Commissioner Kadlubek said that room is smaller.

Mr. Smith said Nambé can be expanded in size and would be larger than the Council room.

Chair Harris asked if Mr. Liming and others will be preparing a report. We also need to see each of the resolutions from Council on the River Corridor and Old Pecos Trail Corridor.

Mr. Smith agreed and the Commission will be updated on those.

Commissioner Greene asked if in preparation for that, the Commissioners could get an update for the Southwest Quadrant and how that plan translates into the City General Plan.

Mr. Smith said Staff can address those questions and will bring maps.

Commissioner Kadlubek expressed need for a schedule of the working group.

Mr. Smith said that committee will meet at Frenchy's Park on Thursdays between 1:30 and 3:00 weekly. That is the River Corridor Working Group. Staff anticipated Old Pecos Trail will begin after the study session, and hopefully before the holidays.

H. MATTERS FROM THE COMMISSION

Commissioner Kapin asked if it is appropriate for the Affordable Housing person to be there at the meeting as we are discussing planning areas and specifically the River Corridor.

Mr. Smith said he could ask that person to attend.

Commissioner Kapin said the River plan is moving faster than planning. She is hearing the need for Affordable Housing around the City and it seems relevant to her.

Chair Harris said that is a theme in Land Use. We have focused only on the two sector plans. Some of us felt the General Plan was getting lost in the shuffle with that focus. He would like to see the sector plans be part of the General Plan discussions and Affordable Housing is part of that.

Commissioner Kapin agreed that the sector plans are moving faster.

Mr. Smith did not think there will be objection for the Affordable Housing Planner to attend. Mr. Liming is in the same department. They have worked with Councilors on initiatives for Affordable H in the Agua Fria corridor. There will be a presentation to that group at their next meeting or one after relative to the Agua Fria Corridor Plan. He agreed to forward that request to them.

Commissioner Kadlubek said at a meeting a couple of weeks ago there was mention of a presentation.

Mr. Smith confirmed that Mr. Liming does anticipate making a presentation relative to the study session but didn't anticipate any formal action in that regard. There could be discussion about the scope of the themes and any possible changes to them.

Commissioner Kadlubek asked if Commissioners could anticipate the staff will put forth their priority preferences.

Mr. Smith didn't anticipate that.

Commissioner Kadlubek asked who is thinking about long-term sustainability of our City and who would have the teeth to say, here is what the priorities are and feed it to the Planning Commission or City Council or the public. He asked why there is a vacuum in the leadership on that to focus on what is important.

Mr. Smith did not want to get too deep into that discussion now. The General Plan is the most important policy as a resolution for City Council to give direction to the Planning Commission about priorities for development and regulations. There are also some other important policies such as Economic Development priorities.

Commissioner Kadlubek said that would be great for the Planning Commission to have. He was not well versed on past economic development policies and it would be good info to have.

Mr. Smith said Long Range Planning is in the same department as Economic Development.

Chair Harris said in part, that is what he was trying to get at. Testimony from Staff, the public and the working group was what he envisioned as a process to get within the Planning Commission and he would like to see a written statement of prioritization as the Commission sees it. He said perhaps he will do it on his own - a ranking of what has been addressed; what has been successful as part of the General Plan. Affordable Housing has been included but Economic Development not so much. And then develop a plan for the next five years.

Commissioner Kapin agreed. She would like to do that too. Living in Santa Fé, we think water is the big issue. But we have done a good job with water and are in good shape. She knew what she thought were the concerns but others have worked on it for 16 years.

Commissioner Probst added that the study session is a great way to learn. And what isn't addressed, she would like to know why.

Commissioner Greene said the General Plan is a plan and can be in text or visual. It could show all city-owned parcels that are developed or undeveloped. We can learn from the big picture. Mr. Liming is also author of the trends. So tracking and seeing where we were in 1999 and what the best practices were and the not so good practices so we can learn from this. Kate Noble could be there for economic development and show us how it fits in the large plan.

Commissioner Kadlubek asked if the River working group would attend.

Mr. Smith said Staff did not anticipate that.

Commissioner Kadlubek asked if we could have a presentation from them.

Mr. Smith said they are not well organized for that yet. Staff leads it now. We can update the Planning Commission on that.

Commissioner Gutierrez thought Commissioner Kadlubek is right - for Staff to lead us down priorities for the General Plan. He would like to see what staff thinks. Also, the list is getting long for the 19th and we don't want to be here until midnight.

Chair Harris agreed and thought probably 2 hours' maximum.

Commissioner Greene agreed. And Old Pecos Trail should be the least amount of time. Perhaps the River Corridor no more than 20 minutes and at least an hour for the General Plan.

Mr. Smith asked the Commission to keep giving feedback for study sessions. We can probably put together as many as Commissioners want.

Commissioner Gutierrez reported on the Summary Committee meeting that there was one case and it

was approved.

Mr. Smith said Agua Fria rezoning of the castle property is on Tuesday next week.

I. ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Approved by:



Michael Harris, Chair

Vincent Kodlubek

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.