



Agenda

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
COUNCIL CHAMBERS
MONDAY, APRIL 24, 2017
5:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM APRIL 10, 2017 PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA

6. TRAFFIC SIGNAL CABINETS

- REQUEST FOR APPROVAL TO REPLACE FOUR (4) TS-1 OUTDATED TRAFFIC SIGNAL CABINETS WITH FOUR (4) TS-2 TRAFFIC SIGNAL CABINETS USING STATE PRICE AGREEMENT #60-805-15-13798 FOR A TOTAL AMOUNT OF \$46,550
 - ECONOLITE GROUP, INC. - \$23,550
 - GADES SALES CO. INC. - \$23,000 **(NECASIO LOVATO)**

COMMITTEE REVIEW

Finance Committee (Scheduled)

05/01/17

Council (Scheduled)

05/10/17

7. SCHOOL FLASHER CONNECT SYSTEM

- REQUEST FOR APPROVAL TO PURCHASE REPLACEMENT CELLULAR REMOTE SCHOOL FLASHER CONNECT SYSTEMS WITH GADES SALES CO. INC. USING STATE PRICE AGREEMENT #60-805-15-13798 FOR A TOTAL AMOUNT OF \$131,008.64 **(NECASIO LOVATO)**

COMMITTEE REVIEW

Finance Committee (Scheduled)

05/01/17

Council (Scheduled)

05/10/17

8. MARY ESTHER GONZALES AND VILLA CONSUELO SENIOR CENTERS

- REQUEST FOR APPROVAL TO PURCHASE AND INSTALLATION OF KITCHEN EQUIPMENT WITH NATIONAL RESTAURANT SUPPLY IN THE AMOUNT OF \$121,666.18 **(LUGI GONZALES)**

COMMITTEE REVIEW

Finance Committee (Scheduled)

05/01/17

Council (Scheduled)

05/10/17

9. REQUEST FOR APPROVAL OF A RESOLUTION IN SUPPORT OF A COOPERATIVE AGREEMENT EXTENSION WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION FOR THE DEFOURI AND GUADALUPE STREET BRIDGE IMPROVEMENTS (COUNCILOR TRUJILLO) (DAVID QUINTANA)

COMMITTEE REVIEW

Finance Committee (Approved)
Council (Scheduled)

04/17/17
04/26/17

10. FORT MARCY/MAJORS FIELD BRIDGE REPLACEMENT

- REQUEST FOR APPROVAL OF BID NO. 17/24/B WITH KIMO CONSTRUCTORS IN THE AMOUNT OF \$559,484.97
- REQUEST FOR APPROVAL OF A MEMO OF UNDERSTANDING WITH THE KIWANIS CLUB OF SANTA FE IN THE AMOUNT OF \$80,000
- REQUEST FOR APPROVAL A BUDGET ADJUSTMENT IN THE AMOUNT OF \$80,000 (JOHN ROMERO)

COMMITTEE REVIEW

Finance Committee (Approved)
Council (Scheduled)

04/17/17
04/26/17

PUBLIC HEARING

11. REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987; AMENDING SUBSECTION 14-6.3(D)(1) TO AMEND THE STANDARDS FOR ACCESSORY DWELLING UNITS; AND MAKING SUCH OTHER STYLISTIC OR GRAMMATICAL CHANGES THAT ARE NECESSARY (COUNCILOR IVES) (GREG SMITH)

COMMITTEE REVIEW

Planning Commission (Approved)
Council (Request to publish)(Approved)
Finance Committee (Scheduled)
Council (Public hearing)

04/06/17
04/12/17
05/01/17
05/10/17

12. MATTERS FROM STAFF

13. MATTERS FROM THE COMMITTEE

14. MATTERS FROM THE CHAIR

15. NEXT MEETING: MONDAY, MAY 8, 2017

16. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520
five (5) working days prior to meeting date

**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
April 24, 2017**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 5:00 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as amended	1-2
4. Approval of Consent Agenda	Approved as amended	2
5. Approval of Minutes - April 10, 2017	Approved as presented	2
 CONSENT AGENDA LISTING	 Listed	 2-3
6. Traffic Signal Cabinets		
9. DeFouri/Guadalupe Bridge Improvements		
10. Fort Marcy/Majors Field Bridge Replacement		
 CONSENT AGENDA DISCUSSION		
7. School Flasher Connect System	Approved	3-4
 PUBLIC HEARING		
11. Accessory Dwelling Unit Ordinance Amendment	Discussion	4-14
12. Matters from Staff	None	14
13. Matters from the Committee	None	14
14. Matters from the Chair	Comments	14
15. Next Meeting:	May 8, 2017	14
16. Adjournment	Adjourned at 7:26 p.m.	14-15

MINUTES OF THE
CITY OF SANTA FÉ
PUBLIC WORKS/CIP & LAND USE COMMITTEE
Monday, April 24, 2017

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Councilor Peter N. Ives, Chair at approximately 5:00 p.m. in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Peter N. Ives, Chair
Councilor Christopher M. Rivera
Councilor Renee D. Villarreal

MEMBERS EXCUSED:

Councilor Joseph M. Maestas
Councilor Ronald S. Trujillo

STAFF PRESENT:

John Romero, Acting Public Works Director
Bobbi Huseman, Public Works Staff

OTHERS PRESENT:

Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items were incorporated herewith by reference. The original Committee packet is on file in the Public Works Department.

3. APPROVAL OF AGENDA

Mr. Romero said item #8 is removed from the agenda and postponed.

Councilor Rivera asked if it had to do with cutouts and getting quotes and going to RFP.

Mr. Romero agreed.

Chair Ives had requests for continuing #11. It might be prudent to postpone action on that but proceed with public hearing. It could be bumped to the next meeting but have the public hearing on the amendments to accessory dwellings.

MOTION: Councilor Rivera moved to approve the agenda as amended. Councilor Villarreal seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Villarreal requested discussion on # 7.

MOTION: Councilor Rivera moved to approve the Consent Agenda as amended. Councilor Villarreal seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM MARCH 27, 2017 PUBLIC WORKS COMMITTEE MEETING

MOTION: Councilor Villarreal moved to approve the March 27, 2017 minutes as presented. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

CONSENT AGENDA LISTING

6. TRAFFIC SIGNAL CABINETS

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Finance Committee (Scheduled)
Council (Scheduled)

05/01/17
05/10/17

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Council (Scheduled)

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CONSENT AGENDA DISCUSSION

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Council (Scheduled)

05/10/17

Councilor Villarreal pointed out that the price agreement contract for #7 is the same as #6. She asked if they are connected through that agreement or if they just duplicated that accidentally. To her, it was the wrong agreement.

Mr. Romero said the agreement incorporates several things related to traffic hardware.

Councilor Villarreal explained that the contract it doesn't reflect anything on the school flasher system. It was focused only on the traffic signal cabinets.

Mr. Romero reviewed it and said he would have to talk with staff about it.

Councilor Villarreal looked at the committee review schedule.

Chair Ives asked if there would be any problem with moving this forward.

Mr. Romero said this is just before the end of the fiscal year. He wasn't sure what the cutoff date for purchases in this fiscal year is. Mr. Schiavo received an okay to sole source this.

Councilor Villarreal moved to forward this request without a recommendation to clarify the correct agreement.

Mr. Romero asked her to look at page 32, under #24 and clarified that the agreement is not for specific items. It shows the vendor the City is using. The vendor for #6 is on page 31, item #1. On page 34, it shows it is all under the same agreement. The agreement approved Econolite for item #6 and Gades for item #7.

Councilor Villarreal moved to approve the request. Councilor Rivera seconded the motion and it passed by unanimous voice vote.

8. MARY ESTHER GONZALES AND VILLA CONSUELO SENIOR CENTERS

This item was taken off the agenda under Approval of the Agenda.

PUBLIC HEARING

11. REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987; AMENDING SUBSECTION 14-6.3(D)(1) TO AMEND THE STANDARDS FOR ACCESSORY DWELLING UNITS; AND MAKING SUCH OTHER STYLISTIC OR GRAMMATICAL CHANGES THAT ARE NECESSARY (COUNCILOR IVES) (GREG SMITH)

Chair Ives called on Mr. Greg Smith to represent Staff to explain what the ordinance provides.

Mr. Smith said he attached a staff report which duplicates the Planning Commission's who approved it with some proposed parts. [A copy of the staff report is attached to these minutes as Exhibit 1.]

Mr. Smith explained that in the existing regulations, the technical term as abbreviated is ADU for Accessory Dwelling Unit. In the current code, an ADU is not subject to the density calculations for principal dwelling units but either the accessory or principal dwelling unit must be occupied by the property owner. The ADU may not exceed 1,500 sq. ft.; must be one-story not exceeding 14'; must meet architectural style; must have one parking space for up to 1,000, or two over 1,000 up to 1500 square feet. The Short-term rental ordinance applies but exempt from the maximum number of permits. They would be required to pay taxes and have inspection and the other requirements of Short-term rental apply.

Applicants can come to the Land Use Department if their plans comply, and record an affidavit that says the applicant understands the rules and regulations and the permit can be issued without a hearing before the Planning Commission or Board of Adjustment.

The amendments sponsored by Chair Ives were stated. Up to 2 ADU's can be added as long as both together don't exceed 1,500 sq. ft. and they are not limited to first story.

The Land Use Department had a discussion of potential impacts on parking and gave no recommendation for or against. But the Planning Commission did approve a recommendation on April 6.

Councilor Rivera asked if the ADU could be over a garage.

Mr. Smith agreed. It can be either on the first or second floor and over garage could be one.

Councilor Rivera asked if a person could convert a garage to one on the first floor and another on the second floor.

Mr. Smith said that would not be prohibited, depending on parking available.

Councilor Rivera understood that if someone built two, they could not make one a condo or sell one.

Mr. Smith agreed that would be prohibited.

Councilor Rivera asked how the 14' height limit applies to an ADU over a garage.

Mr. Smith said that would no longer apply and it would fall back to set back requirements.

Councilor Villarreal asked him to clarify what Short-term rental regulation would not apply.

Mr. Smith said they would only be exempt from the annual limits on permits, which at present is 1,000.

Chair Ives said no place could be rented more than 17 times in a year.

Councilor Villarreal asked about added language on page 3 of the ordinance regarding not less than 30 days to rent.

Mr. Smith said that would not be a Short-term rental.

Chair Ives shared the presentation that he had earlier made at the Planning Commission. He also explained that this was not to increase short-term rentals and all related ordinances would apply to retain consistency. It is not designed to unleash unlimited population growth across the city but to enhance Affordable Housing and retaining youth in the city.

PUBLIC HEARING.

Jay Christopher said the proposed amendment violates the character of Santa Fe neighborhood ideals by increasing building density, traffic noise and converging residential usage into commercial usage areas, which is not the established neighborhoods that we have. You referred to workers here but it won't provide the type of workers we need. Families cannot live in a 700-square foot structure and the fix won't acquire more worker space. Two stories degrade the City. And this violates the one-story character of Santa Fe. Originally, all units were one-story, and that is the character we want to maintain. Architectural consistency provides hodgepodge developments - not little boxes behind houses. They become dog houses of residential units. That is not the character Santa Fe envisions.

Mary Schruben, Rancho Siringo Neighborhood Association asked if the memo in the packet is the entire staff report and if not, if the whole report could be put on-line. She said in Section D 1 - regarding city utilities, she had a question about whether it affects the use of grandfathered wells and if Short-term rental could hook up to a grandfathered well inside the city limits and if that shared use would extend to multiple units.

In Section D1 she asked whether the required parking standards would be enforced off the streets. In our neighborhoods, no on-street parking is allowed but that is not enforced. She asked that it be off-street parking only.

In Section D-1, c, she asked how a homeowner deals with the legal lot of record when they own several contiguous lots. It also isn't clear about other existing structures that are used as unlicensed rental units - whether in principal or adjacent property. They are allowed when there are plenty of other structures on the property.

In Section D-1, d she asked what to do when the owner-occupant that is a bank in another state because the property is in foreclosure and the bank wants to put additional units on the property. There is nothing to prevent them from doing that. She would like that clarified.

Also in Section E, if other structures are attached to the ADU, she thought that was intended to refer to the garage but it did not mean it couldn't be a commercial building or some other type. She asked if it would have to be attached to the principal residence or also to other structures.

In Section F-1, there is a contradiction ... [Her time was up.]

Chair Ives asked, in the interest of time, to send her other questions in and he would be happy to answer all of them in no more than a week turn around. He added that final action will not be taken at the coming Council meeting.

Ms. Schruben said that doesn't put them into the public record.

Chair Ives said he would.

Mr. Rick Martínez, president of Neighborhood Network, felt this is not right for neighborhoods. We never had enough time to schedule a meeting. He didn't think this is the way to vet them out. You are making decisions tonight. Ms. Schruben should have had more time. People can still make them part-time rentals and kick out the renter for the summer to have short-term rentals. That doesn't provide Affordable Housing. And nothing says what is affordable rent. We should start talking about requiring affordable rent. They can charge \$1,500 for a single bedroom. So, there is no provision for Affordable Housing in it.

And in the future, slumlords pick up the properties - they don't have to live there and there is no enforcement. Parking is never enforced. Neighbors have to come in and complain. This is going on throughout all the neighborhoods. There is zoning for R-5 and not R-10. The future of neighborhoods should be protected. He was worried about the slumlords that will take over these units and not take care of them. He wished Council could rethink that. We need another meeting to listen to neighborhoods better.

Chair Ives announced a listening forum from 5 to 7 in the Coronado Room tomorrow (Tuesday).

Mr. Martínez said that meeting is not on the web site. He didn't even know what it is all about. We don't know what it is and who is monitoring it. It should have been out a long time ago. We try to get neighborhoods there.

Chair Ives said the public is invited in. It is not an official public hearing and no court reporter will be there. It is more informal.

Mr. George Johnson, Canyon Neighborhood Association, said the Association didn't learn about it until late yesterday afternoon so we feel blind-sided. Our board is in mild shock. We couldn't make a decision at our board meeting. We are opposed to any policy that increases density. He added, "Councilor Ives, you live in Sol y Lomas where the density is one dwelling unit per acre. So, I am wondering if you don't appreciate what many of us are already up against. For 25 years, I've lived on Camino San Acacio, right above Cristo Rey Church. Like most of the historic districts east and west of the Plaza, this is R-8 zoning - 8 lots per acre. That is dense. And if future residents are allowed to build a guest house, the zoning is steadily creeping toward is, in effect, R-16. This puts a bad strain already on infrastructure - our narrow streets, the extremely limited parking, the water supply and the sewage system. I think Mr. Ives' proposal would add onto those problems and it could become R24, three living units times R-8 equals 24 living units per acre. It may happen gradually but steadily. And it will happen. The marketplace demands it. That means even more strain on infrastructure and a betrayal of the promise of single family residential zoning. I suspect the real estate industry is very happy about this plan. We support the need for AH in historic districts, and everyone on the board supports that. But this measure would have the opposite effect. Many long-term rental units in my neighborhood disappeared when the Council legalized short-term rentals, which is something many of us fought for years. Then last year, the Council loosened the regulation further by essentially removing the ceiling on how many short-term rentals there can be. This has been great for corporations like Air BnB but their profits come at an expense on me and my neighbors. Legalizing short-term rentals is also adding to the forces driving up the purchase costs for homes in this area. So again, it works against affordable housing in the historic districts. This proposal would make that even worse. Investors are buying old family homes and renting them out a few days at a time. Families are replaced with LLCs for whatever the market will bear and none of these will be affordable.

Mr. Kenneth Jacks said he lives out near where Mr. Ives lives. He had concerns that this was not publicized much and only heard about it from the Neighborhood Network. It seems to be an intentional effort to fly under the radar to change the entire City of Santa Fe. He said, "We have fifteen people here to speak against something that will affect 80,000. As others have said, this is not affordable. I think of this as the Rabbit Warren ordinance. I suggest that this whole process be scrapped and go back and deal with it where you don't have the case of the canyon road district where you impose an extra burden on those who already live in a dense area. I'm just very emotional about this. I just can't talk about it anymore."

Ms. Julia Catron said, "My neighborhood just got information about this this morning at about one and I had to take off work early to be here and I'm not going to do that again tomorrow. I think this has absolutely been a problem in Santa Fe for a long time. I struggled here when I moved back home to find an affordable place to live. I am now older than I'd like to be but definitely older than I would like to be with a house mate, trying to afford my home. But it is what I am willing to do in order to have a home here in Santa Fe. Part of the reason I moved back here is because of the unique characteristics about Santa Fe and the Santa Fe neighborhoods. Even if I don't get to participate fully as an adult, I love it here and that's something that I think everyone here is standing up for. It has been a problem for so long that I don't see need to rush a solution right now because I'm not exactly sure it is going to have all - if the consequences are all off. This probably drives up property values. I do property sales as a trust officer and market them as a profit

producing property - income producing property. You guys are overextended and this would need more enforcement. When neighbors have to enforce their neighbors because the City isn't doing it.

I also have a concern about who is really going to rent it out for \$500/month. If I could, I'd rent it for more. It needs to be made clear that it is subject to all covenants of neighborhoods. That is a foreign concept to many. I would ask, before it is presented to Council, that more time be taken to figure out if this would solve the problem. I've been to magistrate court lots of times on landlord-tenant issues. It makes many more nonprofessional into landlords. I just see other effects it could have.

Ms. Monica Standsma, DeVargas Heights, said she only heard about it yesterday when SE NA put out a notice. There are about 100 things to say but she only jotted down 12.

She said she is a licensed real estate brokerage but not here. She has also done consulting in sustainable building and spent 30 years in construction management and before that as an officer in the Department of Justice. So, she understands unintended consequences. She has had a lot of experience with Affordable Housing when they lived in northern California. It was an issue there and in many other places. "You are trying to find solution and this one is fraught with an almost unending line of pitfalls in my opinion."

"If a city and community decides Affordable Housing is needed, there are various ways to approach it. But putting creation of Affordable Housing units on the homeowners and hoping that renting them at a low level will stimulate them, is misplaced assumption. It is a substantial cost just to break the ground. The cost/benefit ratio to the homeowner and for the expectation it will be rented as low as \$300/month won't be any return on investment for them.

"In northern California, where we lived, was an ordinance to allow renting out of guest houses. And, in the shortest period of time, the Short-term rental appeared and ended in a warfare situation with neighborhoods subject to the noise of vacationers who like to have a good time. To try to solve AH issues by shifting the burden to home owners is not affordable - unless you impose rent control which I don't recommend. There is no way to enforce the controls unless you make enforcement 5 times bigger. We didn't have enough time to prepare more for this meeting.

Chair Ives said she could submit more things in writing to us.

Ms. Maria Higuera, South Capitol neighborhood, was floored at the notion of people being able to build two casitas on their property. "It seems beyond the pale to me. I have personal experience with renting here and know it is difficult. A casita is not Affordable Housing. It is premium housing. They are desirable because they are free-standing and in nicer neighborhoods. If you can find ten casitas renting for less than \$500/month, I would be astonished unless they are dumps. I don't see that as a solution. It is a very long-term problem. If you want to do something in a hurry, it would be to cut back the number of Short-term rentals and put them back in a traditional rental market.

I've had an experience in my own house. I have lived there 22 years so I'm invested in the neighborhood and know my neighbors and can call them if there is an issue. I really regret that I didn't stand up to my neighbor who wanted to split his lot. So, the length of my yard is now my yard and two rental units. Maybe it increased the value of that property but decreased the value of my property. That

many more barking dogs are there now and I don't know who lives there anymore. Obviously, I am not in favor of this."

Ms. Stefanie Beninato, South Capitol, said, "I'm a landlord and have been a tenant and an owner-builder. And worked for the city zoning dept. My understanding was that it is 1,500 sq. ft. or 50% of your house. If you allow up to 1,500 square feet and are not controlling it by the size of the main building, the guest structures could be overwhelming the main residence. Having two units on a property will overwhelm it. In a small unit, you won't have a family of 4-5. I also think this has been rushed without public notice. I found out today in the paper and on nextdoor.com. I hope a study will result. This ordinance, to have a chance of working, when you have two, one must be long-term. There is absolutely no enforcement by the City. The City would have to be extremely proactive to make sure the owner actually lives in one of them and that will never happen. I changed a studio into a guest unit and had to pay \$2,000 for the permit. It was an outrageous amount of money and most people can't afford it so illegal units will go on.

"We just got a National Geographic award for low and long profile and the two-story change will destroy that. The present building costs and low rent will never happen, especially with the green code. Things such as having a recycle bin in your kitchen - I wouldn't do that. I would put it outside but it is required in the stupid requirements that drive up the costs. And having no public hearing notice is wrong.

Ms. Linda Flatt, Las Acequias, said she has listened to all these neighborhoods and agree that this proposal is not a solution. "I have most of the 60% of workers in town. Most of those people live in small dwellings and trailers and if they are fortunate enough to have a house, more than one family lives there. Even 1,000 sq. ft. won't accommodate low income families. They couldn't afford those charges. A beautiful casita and construction charges - means they would have to charge more than \$600/month. I don't think this is a solution at this time.

Ms. Barbara Chatterjee said she lives in a neighborhood of single family houses on Escalante Street. Next door, a small house was renovated and a new owner built a second dwelling unit in the back. Most of that now is occupied by building construction and the neighborhood is very concerned.

The issues about notification has been reiterated.

This ordinance does not address the density factor. The size of units needs to be clear in the law so that those who want to use the features, can comply. And the great issue of enforcement can be done behind the walls. How do we get the laws out to home owners to know what they have to abide by? Without that communication, we lose a lot. I would not like casitas to grow in my neighborhood. No one would ever see them. I urge you to look at the process. We come to you and various bodies of the city. At the ENN, we speak about our issues and sometimes, at ENNs - the builders just see it as check boxes and they don't care. But I think those are important. Density is a really big issue in how it changes in two or three lots on the block and puts stress on utilities. We all need to be here. Changes needs to happen and they are not always comfortable. I hope you can find time to make it done right.

Ms. Karen Heldmeyer- VP of the Neighborhood Network and becoming an open-air BnB. "It is almost impossible to find a long-term rental in my neighborhood. You have my comments. I was almost run over by lobbyists- not by families. This law is a one- size fits all. But the need is not one size fits all. People are going to think they have the right to build two guest houses on every property. There are many questions

and clarifications needed. We showed the section on covenants to attorneys. There is a major problem with enforcement of owner occupied provisions. If an owner had to live on the property, they might think more about the problems. The other enforcement problem is Short-term rental - people wheel their bags through my neighborhood. The downtown is ripe for Short-term rentals. Good luck on enforcing only on short-term rentals. There is no guarantee of affordable housing. We heard they would be granny flats but in many places, they turned into second homes or Short-term rentals. So, if those properties are sucked up, they can be sold by real estate people for more money.

What should we do? We should get together as a community and figure out what makes sense. We've done it before with the complicated issue of home occupation and escarpment but it won't be ready by day 10. This needs work and input and community. We really need to do it right. Finally, if you want affordability, then do something about it - raise the "in lieu of" payment and raise the second home tax. Don't just take a hope for attitude because in many neighborhoods, it won't. Work on getting the end result - not just hope it works out nice. At the Planning Commission, we heard it is going to get better. Let's make the problems work.

Ms. Judy Klinger really liked what George Johnson said about Short-term rental - they have taken away from long term rentals. "As a former city employee, the Community Housing Trust helped me get an affordable home near downtown. I've seen the neighborhood change drastically. We don't have neighbors any more. It is a big problem for the City. I heard Councilor Ives say how rent should be controlled. That is a major question. How do you expect someone to really charge only \$500/month? That's unrealistic.

She would ask how many homes are 1,500 square feet. That is pretty large. I can see everyone's concern with that.

Regarding parking, in the most recent version, on page 4, item J, the section says, 'may be rented as follows: *shall not be subdivided or sold under separate ownership unless it meets all requirements for a principal dwelling unit* - so that means it can be sold. And the affidavit or restrictive covenant may be voided upon approval of the Land Use Director. So, it gives the Land Use Director a lot of power. What does that mean? It could be sold if it meets all requirements for principle dwelling unit.

Ms. Linda Pedelty, Escalante Street in the Galisteo Subdivision, said almost everything she wanted to say has been said. Ditto to the second story and parking is a big issue for this dramatic infill. She commended Councilor Ives for taking on the Affordable Housing issue but its first cousin is the epidemic of Short-term rentals. Her friends who are hoping to be homeowners tell her the beautiful rental that was once available is not a BnB. If you are not familiar with that explosion, go on the Internet to BnB and type in Santa Fe. She had a personal picture of both sides - as a renter and a homeowner. On Escalante Street - a beautiful South Capitol street with one-family dwellings, she had pictures when a next-door neighbor put up a two-story rental unit and converted their garage into a BnB. The picture showed their cleaning woman basically in my kitchen. What was once a tree and blue sky is now a second story building that completely obliterates their view. Another showed a shed in their back yard to become a BnB. It won't be for \$350 per month

For the conundrum of where to park, Escalante is a typical example with a narrow street. On street parking is dicey so you turn your front yard into parking with a pile of adobe in what was an historic neighborhood.

She said her partner has a rental unit near Whole Foods and during the 15 years, he kept it as a normal rental. He rents it for under \$200 of what he could get and at least once each week, he is told he should turn it into BnB to make much more money. She encouraged the Committee to consider the way opening up the ceiling of BnB's is a major contributor to no affordable housing and could unintentionally further contribute to the affordable housing problem.

Ms. Elizabeth West, South Capitol area, said she voted for Mr. Ives. She did not appreciate this. It is going too fast and serious things are overlooked. "I'm a romantic - Look what happened to Romeo and Juliet. There are now too many shotgun weddings. It is tempting but not the same thing when your grandchild sticks a finger in the light socket. You don't have to hurry with this. It is a little suicidal to wreck neighborhoods. I've been told by lots of people to raise the rent on my guest house. It is above \$500/month and I charge \$600 to my tenant who works for the city. I feel guilty for charging that much. I came in 1966 and am not interested in changing more. I'm joking about the romance. There is too much of it.

My question right now is how many months and how much effort it will take to prove that an owner lives on the property. I have lots of friends and acquaintances who have been tempted by greed and the opportunity to charge more than they need. Neighborhoods are being split up. How long should my neighbors be living on those properties they are fixing up to rent? I honestly think that is hard to enforce. I think enforcement staff won't have much fun with this. Any good comments heard already need to be addressed.

Mr. James Dycke, for the Southeast Neighborhood Association, said zoning is there to provide consistency and predictability for the residents. For many people in the neighborhoods, including younger neighbors, buying a house is often the largest investment in their life. And they choose one that has a particular ambiance and sign a 30-year mortgage and hope the ambiance lasts as long. This is a mass rezoning of the entire city that seems to be doing it bypassing the normal zoning process - not going through the normal process for changing the zoning. It will achieve spot zoning. One person can decide to build two apartments and suddenly change the character for all of their neighbors. It is dangerous. Have you thought of the cost of legal battles on the appeals to this ordinance?

Ms. Jeannie Alcott, Casa Solana, on infrastructure, said Casa Solana already has sewer problems and pressure on the infrastructure and our streets. Allowing owners to add two more structures will put that much more pressure on the infrastructure - water lines, sewer lines, etc. she just got her recycling bin so she has two bins on the street. And with these extra structures, two bins could become six bins. And the trash guys could potentially have three times the work. She asked if that is factored in. She lamented the loss of green spaces within the city. She is a bee keeper and it is nice to have all these spaces for kids to play. But the only place to put these units is in the green space with lots of parking in the front.

She was not clear on how the ordinance would read for subdividing an existing house. In her little house, if she made two units at her house and a neighbor add another one, it would change the character of the neighborhood. She remembered when people made everything in sight a condo in South Capitol and it could have long-term consequences and no longer be a family neighborhood. What would happen to the schools? They will get pushed further and further out? This has severe long-term ramifications that are not repairable. No more kids downtown and denser neighborhoods. It could have dire long-term consequences.

Mr. Frank Herdman, Casa Solana, knew the Committee was familiar with the apartment complex proposed on Acequia Madre with 100 units and ultimately rejected. There were hundreds of people who showed up with concerns about this. With one stroke of the pen this could double the density of my neighborhood. A hundred-unit complex would require a public hearing to attend. This has a potential for the same impact in Casa Solana without one. You need to weigh carefully the procedural implications of this ordinance. He strongly opposed it and asked the Committee to recommend denial.

Ms. Paula Cook, Galisteo Subdivision, said we were plagued with the onslaught of condos in our neighborhood that didn't comply with density requirements and changed our neighborhood drastically.

We approached Senator Wirth and Matt O'Reilly to pass legislation on condos that they have to comply with zoning regulations. Because of notice, I heard about this today. I'd like confirmation from Councilors that this won't change the requirements that they have to comply with density requirements. We are opposed to this proposal.

Ms. Marilyn Bane said she moved to Canyon Road 25 years ago because it was a wonderful mixture of children, rich and poor. It is the way she has thought about Santa Fe until recently when smacked in the face. In helping the tourists with Short-term rental, we turned our back on Affordable Housing. They are mutually exclusive. Most of us found out about this just today. I thought about the proposals for Re Mike's. We need Affordable Housing but how do we get there? There are many creative minds here. We could solve the problem if we could sit down and get a grip on it right now. This is a good wake up call and she would like to see it done over a longer period of time. The closer to downtown is the more expensive. There are opportunities. Let's get to work on it.

Ms. Barbara Conroy, Dunlap Street, said she has lived next to the barrio for 32 years and now a landlord with two rentals. One tenant has been there ten years and the other for five. "I'm not against rentals. But within two blocks are 5 Air BnB's. I walk a lot and yes indeed, it is an impact on the community with lots of parking on a narrow street. So, there are traffic problems. Also, I observe down Park Street over the years that it had single-family homes on one side and odd things on the other side. And people who rented those small paces cannot afford anything on Park Street anymore. We need to be careful about having multiple very small places. It is very walkable to downtown and Casa Solana and people without cars need to be able to walk. Those people are in the service industry. Instead of BnB's, we need to just have apartments or even rooms. We have lots of single people who come and live there. I agree with everything that has been said here.

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

Councilor Villarreal thanked all of those who came and spoke. It is always good to have feedback on policy changes. And express viewpoints and words of caution to look at them carefully. Ideas we think about don't always flesh out the way we expected.

I was disappointed we didn't get the notes from the Planning Commission until the meeting and will look at those more closely. I think we need to look into those concerns. This has been a long-term problem and still hasn't been solved (AH) to have more people live here, especially working class people.

I don't think the proposal addresses families. Millennials are young people here in Santa Fe. Ms. Schruben brought up questions and I would like to see all of them. I want to make sure we get them answered.

We always get these first. We did increase the number of Short-term rental unit permits because so many were being done illegally. This option will make it more challenging and we want to have staff tell us how we will know they are complying.

I agree it is not one size fits all. On the south side are more dense neighborhoods as much as lower densities on the east side. I don't understand how we would deal with more square footage.

We need to get more in depth and detail and don't want to just move it to the next committee. Is this to be heard at Finance next week?

Chair Ives didn't know but would be happy to delay it there.

Councilor Villarreal said there are mechanisms to keep things affordable. She kept hearing about the second home tax but was told by legal staff that it is illegal so she would like for someone to research how it is done legally in other states.

If it were up to her, she would have rent control here. But it cannot be done in New Mexico. That would take a constitutional amendment.

I didn't know about the meeting tomorrow. I don't think it had anything to do with good intentions of my colleague. I think it was various factors that it didn't get noticed. I would ask we do it later instead of tomorrow, not just listening but a session where we could have questions and answers with staff present.

It has not been noticed and is not on the city web site. I think it was only noticed to the Neighborhood Network. I'm wondering when it could happen and I'd like to be there, as well.

Chair Ives said it was a request from the Planning Committee to schedule it for the 25th - We didn't have a place until today. He was happy to postpone it for those who might appear tomorrow.

Councilor Villarreal said if we could do it more transparently she would like to be there. There are a lot of things she didn't understand on the implications of it. She also wanted to challenge people. There are things on policy and density. Other proposals need to also be considered as housing opportunities, if there are other ways to think about accessory dwelling units. We don't communicate as well as we can.

Councilor Rivera said he grew up a few blocks from here and could relate with the beauty of Santa Fe and the wonderful views and has friends and families around. He now lives on the south side so he understood that one size does not fit all.

He commended Chair Ives for deciding not to take action on this tonight. It is a longer process than just a few weeks and he would like to attend the other public hearings. He thought there are people in favor who didn't have sufficient notice and probably got some emails like he received this evening. We need to

figure it out. There are many smart people in this room who can come up with solutions we all will be happy with.

Over twenty years he worked with the fire department, and every year was the issue of how we can get more firemen moving to Santa Fe. It will take a lot of work to get Affordable Housing and a lot more meetings with Council, Commission or School Board. Thank you all for being here. I do understand both sides.

Chair Ives thanked everyone for coming out and sharing points of view. We have engaged in series of public hearings. He hoped to answer all the questions that were asked. A number of points suggest we should get rid of the present ordinance. He will show up tomorrow and if no one shows up, he will head home early. We will keep it low key and then schedule one with more formal notice and try to get other Councilors there.

This has already had two public hearings and we do send out the issues coming before committees. It isn't a perfect system but we do try. We welcome more input on this and consideration and we will accomplish that and slow it down. For five years, he has heard of the problem on Affordable Housing and we seem to be no closer than we were then. The need for affordable rentals has gone down only by incomes not increasing.

He was not sure we can dictate pricing to people because it does smack of rent control.

12. MATTERS FROM STAFF

There were no matters from Staff.

13. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

14. MATTERS FROM THE CHAIR

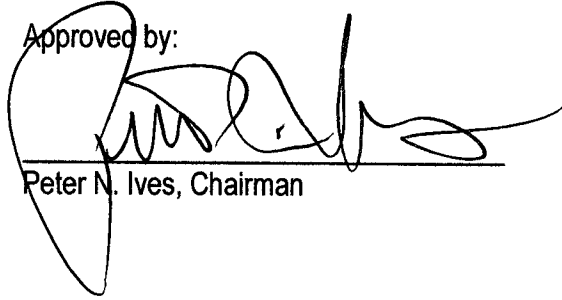
Chair Ives announced that Public Works will have a public hearing at the next meeting on hardship in our code and what it means for developers looking for financing in the current economy.

15. NEXT MEETING: MONDAY, MAY 8, 2017

16. ADJOURN

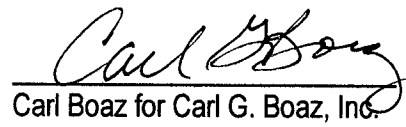
The meeting was adjourned at 7:26 p.m.

Approved by:

A handwritten signature in black ink, appearing to read "Peter N. Ives", written over a horizontal line.

Peter N. Ives, Chairman

Submitted by:

A handwritten signature in black ink, appearing to read "Carl Boaz", written over a horizontal line.

Carl Boaz for Carl G. Boaz, Inc.

City of Santa Fe, New Mexico

memo

DATE: Prepared March 30 for April 5, 2017 meeting

TO: Planning Commission

VIA: Lisa D. Martinez, Director, Land Use Department

FROM: Greg Smith, Director, Current Planning Division

SUBJECT

AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987; AMENDING SUBSECTION 14-6.3(D)(1) TO AMEND THE STANDARDS FOR ACCESSORY DWELLING UNITS; AND MAKING SUCH OTHER STYLISTIC OR GRAMMATICAL CHANGES THAT ARE NECESSARY (Councilor Peter N. Ives, Sponsor) (Greg Smith, Case Manager)

RECOMMENDATION

If the Commission determines that the proposed changes to the standards for accessory dwelling units are appropriate, the Commission should recommend that the Governing Body approve the proposed amendment. The amendments will also be reviewed by the Finance Committee and the Public Works Committee prior to a public hearing by the Governing Body, which will make the final decision whether to approve or deny the proposed changes.

SUMMARY ANALYSIS

1. Background

The Land Development Code has for many years allowed accessory dwelling units (ADU's) to be constructed in residential zones. These units are sometimes known as guest houses or casitas. Current regulations provide for the following:

- One ADU is permitted per legal lot of record, and is not subject to the zoning density requirements that apply to principal dwelling units.
- Either the ADU or the principal dwelling unit must be occupied by the property owner.
- An ADU cannot be "condo-ed" or otherwise sold separately from the principal unit.
- The lot coverage of the ADU may not exceed 1500 square feet.
- The ADU must be one story, and may not exceed 14 feet in height.
- The ADU must match the architectural style of the principal unit.
- One or two parking spaces are required, depending on the size of the unit.

- Accessory dwelling units are exempt from the annual limit on short-term rental units that is adopted by resolution of the Governing Body, but must comply with other provisions of the short-term rental regulations [Subsection 14-6.2(A)(5) Short-Term Rental of Dwelling Units – Residentially Zoned Property].

Santa Fe's regulations differ from those of many other cities by not requiring a special use permit or other type of public hearing process for approval.

Accessory units are often cited as an effective means of providing infill housing opportunities for small families. They can also provide an opportunity for aging homeowners to remain in the same location, either by moving into the ADU, or by providing supplemental income from its rental. These aspects are important in Santa Fe given the trends toward an older population and smaller household sizes in all age groups.

Potential negative impacts of ADU's include problems with overcrowding and perceptions of adverse impacts on neighborhood character. Enforcement of owner-occupancy requirements is difficult, but perceptions of adverse impacts due to increases in the number of rental households in a neighborhood relative to homeowner households are generally not supported by research. Staff from the city's Affordable Housing Office will be available to address these issues at the hearing.

2. Summary of Proposed Amendment

The proposed amendment would make several significant changes to the city's ADU regulations:

- ADU's would be allowed only on lots with one principal dwelling unit. In other words, ADU's would not be allowed on lots that have multiple principal dwelling units, such as apartment buildings.
- Up to two ADU's would be permitted on a lot of record, in addition to the principal dwelling unit, as long as the total square footage for both units does not exceed 1500 square feet.
- ADU's would not be limited to the first story of a building.

3. Evaluation

Land Use Department staff has reviewed the proposed amendments with the sponsor, but has not prepared a detailed analysis of what impacts might occur.

- Staff continues to evaluate whether significant impacts on housing availability or neighborhood character will occur as a result of recent amendments to the short-term rental regulations.
- At the deadline for this staff report, planners with the city's Office of Affordable Housing had not had an opportunity to provide comments for the Commission's consideration.
- Neighborhood Associations have expressed concerns with past proposals that might increase the number or size of ADU's that would be permitted.

Attachments

Proposed Bill

City of Santa Fe, New Mexico

LEGISLATIVE SUMMARY

Bill No. 2017-____
Accessory Dwelling Units

SPONSOR(S): Councilor Ives

SUMMARY: The proposed ordinance relates to the Land Development Code, Chapter 14 SFCC 1987; amending Subsection 14-6.3(d)(1) to amend the standards for accessory dwelling units; and making such other stylistic or grammatical changes that are necessary.

PREPARED BY: Rebecca Seligman, Legislative Liaison Assistant

FISCAL IMPACT: No

DATE: March 31, 2017

ATTACHMENTS: Resolution
FIR

CITY OF SANTA FE, NEW MEXICO

BILL NO. _____

INTRODUCED BY:

Councilor Peter N. Ives

AN ORDINANCE

RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987;
AMENDING SUBSECTION 14-6.3(D)(1) TO AMEND THE STANDARDS FOR
ACCESSORY DWELLING UNITS; AND MAKING SUCH OTHER STYLISTIC OR
GRAMMATICAL CHANGES THAT ARE NECESSARY.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Subsection 14-6.3(D)(1) SFCC 1987 (being Ord. No. 2012-21 § 3 (as amended)) is amended to read:

(D) Standards for Specific Accessory Uses

(1) Accessory Dwelling Units (Ord. No. 2012-21 § 3; Ord. No. 2014-31 § 15)

Accessory dwelling units located on residentially zoned property:

- (a) are required to meet parking standards as set forth in Section 14-8.6;
- (b) shall be regulated as per *city* regulations and policies regarding *city* utilities;
- (c) are exempt from the *density* restrictions set forth in this Chapter 14

1 when located on a legal lot of record occupied by a single principal
2 dwelling unit; provided, however, that [~~only one~~] not more than two
3 accessory dwelling units shall be permitted per legal lot of record;

4 (d) shall be built only when permission to construct is granted to the
5 owner-occupant of the principal dwelling unit;

6 (e) the total square footage of accessory dwelling units on a single lot
7 shall ~~[have lot coverage]~~ not exceed ~~[ing the square footage of the lot~~
8 ~~coverage of the principal dwelling unit or not more than]~~ one
9 thousand five hundred square feet, including the square footage of
10 other accessory structures attached to the accessory dwelling units;
11 whichever is less;

12 (f) shall be limited to ~~[one]~~ a single story ~~[and]~~ that:

13 (i) when the accessory dwelling unit is constructed at ground
14 level shall not exceed fourteen (14) feet in height as
15 measured to the top of the parapet or to the highest point of
16 the roof if there is no parapet, or;

17 (ii) when the accessory dwelling unit is constructed as a second
18 story shall not cause the resulting structure to exceed the
19 underlying dimensional standards of the residential district;

20 (g) shall be of the same architectural style as the principal dwelling unit;

21 (h) may be rented as follows:

22 (i) by the owner-occupant who may rent either the principal
23 dwelling unit or one accessory dwelling unit, but in no event
24 more than one of the dwelling units on any lot, as a short-
25 term rental unit pursuant to Section 14-6.2(A)(5) during

1 which time, the *owner-occupant* shall occupy either the
2 principal *dwelling unit* or one of the accessory dwelling
3 units; or

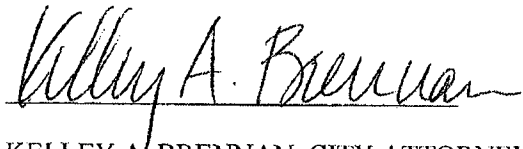
4 (ii) by the *owner-occupant* who may rent either the principal
5 *dwelling unit* or the *accessory dwelling unit* or units for
6 periods of not less than thirty days; or

7 (iii) by the *property owner* who may rent both the principal
8 *dwelling unit* and the *accessory dwelling unit* or units to the
9 same lessee for a period of not less than thirty days, [
10 however;] in which case no separate subletting of either the
11 principal unit or any accessory unit is allowed as a short-
12 term rental.

13 (i) shall not be issued a construction permit or a short-term rental permit
14 until a restrictive covenant is recorded at the office of the county
15 clerk that requires the current *property owner* and all future *property*
16 *owners* to comply with Subsection 14-6.3(D)(1). The covenant shall
17 be in a form approved by the *land use director* and the *city attorney*
18 and shall be notarized prior to recordation. A copy of the recorded
19 covenants shall be provided to the *land use director* with the
20 construction *permit application*. The *land use director* shall maintain
21 copies of recorded covenants pursuant to the provisions of this
22 section. An affidavit filed prior to the adoption of Ordinance No.
23 2008-5 (ordaining Section 14-6.2(A)(5)) and amending Subsection
24 14-6.3(D)(1) remains in effect and is automatically amended to
25 reflect the provisions of Ordinance No. 2008-5;

- 1 (j) shall not be *subdivided* from a principal *dwelling unit* or sold under
2 separate ownership from a principal *dwelling unit* unless the
3 *accessory dwelling unit* meets all applicable requirements for a
4 principal *dwelling unit*. In such case, the restrictions set forth in
5 Subsection 14-6.3(D)(1) shall no longer apply and the affidavit or
6 restrictive covenant in Subsection 14-6.3(D)(1) may be voided upon
7 approval of the *land use director*; ~~and~~
- 8 (k) shall remain in continuous compliance with the provisions of this
9 section to maintain the validity of the *certificate of occupancy* of the
10 *accessory dwelling unit*. The *certificate of occupancy* of an
11 *accessory dwelling unit* may be revoked for noncompliance with this
12 Subsection 14-6.3(D)(1) as provided in Article 14-11 Enforcement.
13
14
15

16 APPROVED AS TO FORM:

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18

19 KELLEY A. BRENNAN, CITY ATTORNEY
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M/Legislation/Bills 2017/Accessory Dwelling Units

City of Santa Fe Fiscal Impact Report (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of the City of Santa Fe. Bills or resolutions with no fiscal impact still require a completed FIR. Bills or resolutions with a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. General Information

(Check) Bill: X Resolution: _____

(A single FIR may be used for related bills and/or resolutions)

Short Title(s): AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987; AMENDING SUBSECTION 14-6.3(D)(1) TO AMEND THE STANDARDS FOR ACCESSORY DWELLING UNITS; AND MAKING SUCH OTHER STYLISTIC OR GRAMMATICAL CHANGES THAT ARE NECESSARY.

Sponsor(s): Councilor Ives

Reviewing Department(s): Planning and Land Use

Persons Completing FIR: Greg Smith, Director, Current Planning Div. Date: April 3, 2017 Phone: Ext. 6957

Reviewed by City Attorney: _____

(Signature)

Date: 4/3/17

Reviewed by Finance Director: _____

(Signature)

Date: 4.3.17

Section B. Summary

Briefly explain the purpose and major provisions of the bill/resolution:

The proposed ordinance relates to the Land Development Code, Chapter 14 SFCC 1987; amending Subsection 14-6.3(d)(1) to amend the standards for accessory dwelling units; and making such other stylistic or grammatical changes that are necessary.

Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

- a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)
- b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)
- c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*

1. Projected Expenditures:

- a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)
- b. Indicate: "A" if current budget and level of staffing will absorb the costs
"N" if new, additional, or increased budget or staffing will be required
- c. Indicate: "R" – if recurring annual costs
"NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs
- d. Attach additional projection schedules if two years does not adequately project revenue and cost patterns
- e. Costs may be netted or shown as an offset if some cost savings are projected (explain in Section 3 Narrative)

Finance Director: _____

X Check here if no fiscal impact

Column #:	1	2	3	4	5	6	7	8
	Expenditure Classification	FY _____	"A" Costs Absorbed or "N" New Budget Required	"R" Costs Recurring or "NR" Non-recurring	FY _____	"A" Costs Absorbed or "N" New Budget Required	"R" Costs – Recurring or "NR" Non-recurring	Fund Affected

Personnel*	\$ _____	_____	_____	\$ _____	_____	_____	_____
Fringe**	\$ _____	_____	_____	\$ _____	_____	_____	_____
Capital Outlay	\$ _____	_____	_____	\$ _____	_____	_____	_____
Land/ Building	\$ _____	_____	_____	\$ _____	_____	_____	_____
Professional Services	\$ _____	_____	_____	\$ _____	_____	_____	_____
All Other Operating Costs	\$ _____	_____	_____	\$ _____	_____	_____	_____
Total:	\$ _____			\$ _____			

* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept.

2. Revenue Sources:

a. To indicate new revenues and/or

b. Required for costs for which new expenditure budget is proposed above in item 1.

Column #:	1	2	3	4	5	6
	Type of Revenue	FY _____	"R" Costs Recurring or "NR" Non-recurring	FY _____	"R" Costs – Recurring or "NR" Non-recurring	Fund Affected

_____	\$ _____	_____	\$ _____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____
Total:	\$ _____		\$ _____		

3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

N/A

Section D. General Narrative

1. Conflicts: Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

None staff is aware of

2. Consequences of Not Enacting This Bill/Resolution:

Are there consequences of not enacting this bill/resolution? If so, describe.

No direct fiscal impact is anticipated. Effects on availability of housing, neighborhood character will be addressed in staff reports to the Planning Commission and Governing Body.

3. Technical Issues:

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

Staff is not aware of drafting errors or other problems. Other issues addressed in the staff report.

4. Community Impact:

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

As noted above, effects on housing availability, neighborhood character, etc., are addressed in the staff reports to the Planning Commission and Governing Body. No direct fiscal impacts are anticipated.
