



PLANNING COMMISSION

October 16, 2008 – 6:00 P.M.

CITY COUNCIL CHAMBERS

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS
 - MINUTES: September 18, 2008
 - FINDINGS/CONCLUSIONS
- E. OLD BUSINESS
- F. NEW BUSINESS

1. **Rail Corridor Strategic Plan - Transit Oriented Development for Santa Fe's Rail Corridor Neighborhoods.** The Rail Corridor Strategic Plan is intended to introduce the ideas behind Transit Oriented Development to the Santa Fe Community and propose ways to implement them. This study is the result of a workshop series held in Spring 2008 that involved many residents. Transit Oriented Development (TOD) consists of a variety of strategies addressing street design, transit systems, trails and open space and mixed-use development. There is no "typical" TOD but there is a great variety of examples from around the country of successful use of these design strategies. This report presents future visions and analysis for sites along the local rail corridor, TOD resources, detailed maps and graphics. (Richard Macpherson, case manager) **(POSTPONED FROM AUGUST 21, 2008 AND SEPTEMBER 18, 2008)**
2. **Case #M 2008-34. The Village, Tract 20A Tierra Contenta, Final Development Plan.** Clif Walbridge, agent for Santa Fe Community Housing Trust, requests final development plan approval for a 60 unit apartment complex on 6.2746± acres. The site is Tract 20A in Tierra Contenta Phase 1A and is located on the east side of Paseo del Sol, south of the Paseo del Sol Apartment Complex, and east of Santa Fe Capital High School. The property is zoned PRC (Planned Residential Community, 10 – 20 dwelling units per acre). (Lou Baker, case manager)
3. **Case #S 2008-06. Old Las Vegas Place Final Subdivision Plat.** JenkinsGavin Design and Development Inc., agent for Homewise, Inc. requests final subdivision plat approval for 50 lots on 15.35± acres. The site is located east of Old Las Vegas Highway and south of Old Pecos Trail and is zoned R-3 (Residential, three dwelling units per acre). (Donna Wynant, case manager)

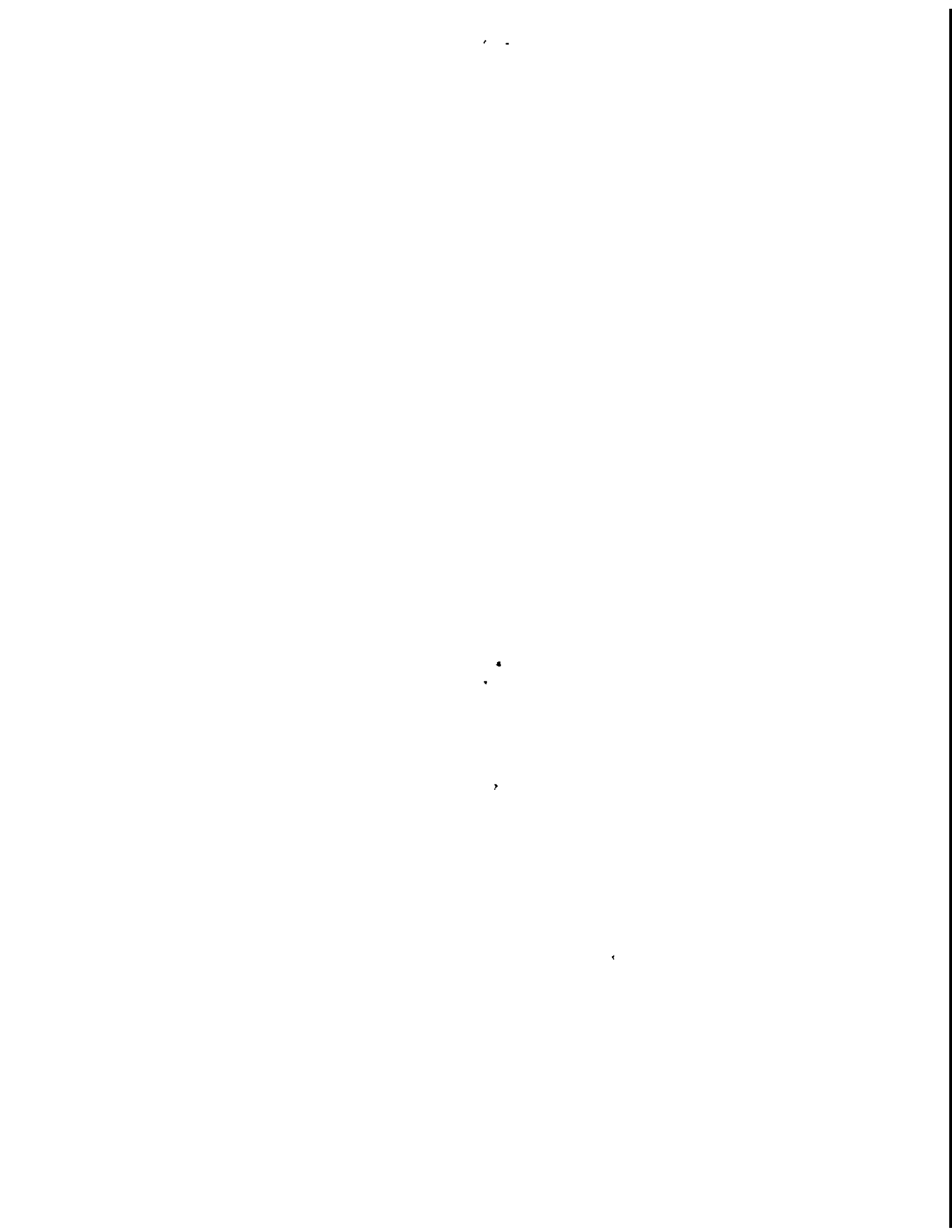
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G. BUSINESS FROM THE FLOOR
H. STAFF COMMUNICATIONS
I. MATTERS FROM THE COMMISSION
J. ADJOURNMENT

NOTES:

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



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CITY OF SANTA FE
PLANNING COMMISSION

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1. Rail Corridor Strategic Plan - Transit Oriented Development for Santa Fe's Rail Corridor Neighborhoods. The Rail Corridor Strategic Plan is intended to introduce the ideas behind Transit Oriented Development to the Santa Fe Community and propose ways to implement them. This study is the result of a workshop series held in Spring 2008 that involved many residents. Transit Oriented Development (TOD) consists of a variety of strategies addressing street design, transit systems, trails and open space and mixed-use development. There is no "typical" TOD but there is a great variety of examples from around the country of successful use of these design strategies. This report presents future visions and analysis for sites along the local rail corridor, TOD resources, detailed maps and graphics.	Referred to subcommittee	2-7
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MINUTES OF
CITY OF SANTA FE
PLANNING COMMISSION MEETING

October 16, 2008

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair O'Reilly at approximately 6:00 p.m. on this date in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

Roll call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Bonifacio Armijo
Angela Schackel Bordegaray
Estevan Gonzales
Ken Hughes
Signe Lindell
Gloria Lopez
John Salazar, Vice Chair
Matthew O'Reilly, Chair

MEMBERS ABSENT:

One vacancy

STAFF PRESENT:

Tamara Baer, Planning Manager
Kelley Brennan, Assistant City Attorney
Richard Macpherson, Senior Planner, Long Range Planning
Donna Wynant, Senior Planner, Current Planning
Lou Baker, Senior Planner, Current Planning
Denise Cox, Stenographer

B. PLEDGE OF ALLEGIANCE

Chair O'Reilly asked Commissioner Lopez to lead the pledge of allegiance.

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: September 18, 2008

Commissioner Salazar moved to approve the minutes of September 18, 2008 as presented, Commissioner Hughes seconded the motion which passed by unanimous voice vote.

FINDINGS/CONCLUSIONS

Findings of Fact and Conclusions of Law for Cases #M-2008-25, #SP-2008-07, #M-2008-24 and #M-2008-29 are incorporated herewith to these minutes as Exhibit "1."

Commissioner Hughes corrected the case referred to in the first paragraph of the findings for Case #M-2008-25.

Commissioner Gonzales moved to approve the findings for Case #M-2008-25 as amended, Commissioner Lopez seconded the unanimous

Commissioner Salazar moved to approve the remaining findings included in Exhibit "1," Commissioner Gonzales seconded the motion which passed by unanimous voice vote.

E. OLD BUSINESS

F. NEW BUSINESS

- 1. Rail Corridor Strategic Plan - Transit Oriented Development for Santa Fe's Rail Corridor Neighborhoods. The Rail Corridor Strategic Plan is intended to introduce the ideas behind Transit Oriented Development to the Santa Fe Community and propose ways to implement them. This study is the result of a workshop series held in Spring 2008 that involved many residents. Transit Oriented Development (TOD) consists of a variety of strategies addressing street design, transit systems, trails and open space and mixed-use development. There is no "typical" TOD but there is a great variety of examples from around the country of successful use of these design strategies. This report presents future visions and analysis for sites along the local rail corridor, TOD resources, detailed maps and graphics. (Richard Macpherson, case manager) (POSTPONED FROM AUGUST 21, 2008 AND SEPTEMBER 18, 2008)**

Memorandum from Richard Macpherson, Senior Planner, Long Range Planning was prepared October 6, 2008 for the October 16, 2008 Planning Commission meeting is incorporated herewith to these minutes as Exhibit "2."

Rail Corridor Strategic Plan draft dated September 15, 2008 is incorporated herewith to these minutes as Exhibit "2(A)."

Candelight Neighborhood Association's reaction to the Rail Corridor Strategic Plan Draft of August 12, 2008 is incorporated herewith to these minutes as Exhibit "2(B)."

Excerpts from Research Results Digest "Transit Cooperative Research Program" October 2002 is incorporated herewith to these minutes as Exhibit "2(C)."

Mr. Macpherson presented the staff report included in Exhibit "2." He also introduced Jamie Blosser from Atkin Olshin Schade Architects

Ms. Blosser introduced the plan included in Exhibit "2(A)" and turned the presentation over to Roy Wroth.

Mr. Roy Wroth, Atkin Olshin Schade Architects, presented the strategic plan included in Exhibit "2(A)."

Public Hearing

Barbara Levin, Candelight area, 2202 Ardor Street, stated that she lives 3/10 of a mile from the proposed Zia station. She reviewed the Candelight Neighborhood Association's reaction to the Rail Corridor Strategic Plan Draft of August 12, 2008 included in Exhibit "2(B)." She added that there were neighbors vested in the success of the RailRunner and they welcome the new option for transportation, but do not welcome the new overdevelopment of their neighborhood. They are concerned with the paths for the arroyos as the children see people in the area and then may think it is safe to play in this area. She has not heard of anything that would minimize the parking impact and spillover into the neighborhoods. In her opinion, there is a big disconnect between what is ideal and what is proposed. She handed out a summary of research talking about transit oriented developments and how they have not worked in many cities included in Exhibit "2(C)."

Kevin Patterson, 1869 Calle Lumbre, commented that in the past few months they have had the Rail Runner come through and then proposals for development from transit and the county. The neighborhood is inundated and overwhelmed at this point. He asked for further study before this moves forward. He questioned if this will really benefit the city. Constriction of the main arteries will be exacerbated by these developments and there will be no way for people coming from the south and west part of town to get downtown.

Mike Gomez, 1892 Quemado Street, stated that he has reviewed the plan. The design principles state mitigation of traffic, but he questioned if there has been input from the Traffic Engineer. He pointed out that this plan dwarfs the small residential plan disapproved on Galisteo. This road could have unforeseen consequences on the area. He added that there is a proposed road through the Vo-tech, although the public schools have done everything to keep people from using this road. The plan is also recommending reduction of St. Michael's Drive to two lanes. The Zia station was approved narrowly. This plan and the Merritt Brown proposal do not meet the intent. Las Soleras is not included in this plan and will also have a TOD that is not shoehorned into an already developed area. The plan does not have enough study. The study of St. Francis Drive and I-25 is not completed yet. He suggested much more study on this.

Celeste Neubrow, Candelero, said she moved recently from Berkley, California and expected to spend some time resting and being creative. On her first day here, she read about the proposed development. She also supports the Rail Runner. Her understanding was that they were protected under the South Central Corridor Act. It seems presumptuous to have this in the plan as it assumes a change in zoning. Spot zoning has been taken to court in various places and courts have ruled against this. The main reason she moved into the neighborhood was that it was an older developed neighborhood where there would not be a bunch of construction. She objected to the intensity.

Sam B. Jack, stated that he is moving to the area to do work on transit. He said it seems for most public investments the object in transit is to reduce vehicle miles and reduce the cost to the taxpayers. His objection to the Zia Station is that there is another way to add another stop. He questioned if the the Rail Runner is a commuter line or a transit line. His view is that of a commuter rail. Zia Station may be a desirable location, but the intensity might need to be looked at. A stop on a commuter rail is not reasonable at 2.1 miles from the Railyard station and Capitol Station. In most cities that is considered a reasonable distance to walk. Unless they defy the laws of physics they need to limit the stops they have as mores stops slows down the time. Lastly, if the Railrunner went to landowners and stopped wherever they could get the best deal then this would be an enormous opportunity to create a development where the city and county could participate in the increased value of the land.

Lawn Cavar, VA Clinic, 2175 Candelero, stated that she was fleeing a neighborhood that was inundated by crime and traffic and where she encountered strangers all the time. She also had to pay to park on her own street. She moved to this delightful neighborhood because it was quiet, safe and the neighbors knew each other. This will destroy a neighborhood. In her opinion, they need to respect the integrity and build around that.

Colleen Gavin, 130 Grant Avenue, representing College of Santa Fe, stated that there is a proposed connection through the campus. The connection will be coming in and looping at Llano Road. They are concerned with encouraging traffic through the campus. They are dealing with the cut through traffic that occurs.

Dan Duran, 2192 Lumbre Court, asked that the Commission schedule a meeting to speak to the development. He is a long term resident who wants to preserve the beauty of the area. This is steadily becoming the City ordinary rather than the City different.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Gonzales commented that TOD is a new endeavor for the city, so he is trying to understand what the overall process is. He asked how this will move forward.

Mr. Macpherson explained that with the coming of the Rail Runner the City has had to look at the potential areas for development and how they could benefit the neighborhoods by providing different ways to get around the City. The consultants worked on the trail connections to encourage alternatives to using the car. This plan gets into how people will get around locally. The City was left with dealing with how to address the coming of the Rail Runner. This plan specifically gets into accommodating pedestrians once they get off the train.

Commissioner Gonzales was still not sure of the process. He suggested a subcommittee look at this.

Commissioner Hughes commented that this is an opportunity to redevelop certain areas. He suggested they look at St. Michael's Drive.

Mr. Macpherson said they are looking at the potential for St. Michaels in the future regarding infill and creating a more pleasant environment. He said they have met with the Chamber of Commerce and those that own property on the street.

Commissioner Bordegaray agreed that this is about making this livable for those that do not want to drive a car. She is pleased with the possibility of the station in the area. She would like to be closer to an area like this because she cannot send her daughter anywhere. In her experience transit drives more livable communities. Nobody wants to walk along Zia Road. She was not sure what do with this document, but understood that it is conceptual in nature. She did not know that the process is in place to have discussions with the neighborhood. This makes everyone think about how to get around Santa Fe without a car and this plan makes the linkages. Zia Road station would bring an examination of the intersection. The City has grown further south and further west, so they need to broaden their thinking about how to get around. The reason the study has come this far is due to the Railroad. Santa Fe is the smallest city in North America to have a transit system. This has been a huge investment and there are opportunities to make the city better. She asked what the recommendation will trigger or accomplish just as Commissioner Gonzales asked.

Ms. Baer did not know the answer. This is the opportunity to open the discussion. She said this will be driven by the vision and policy made by the City Council. She believes the Council will explore various avenues. The General Plan never envisioned a train coming through. She agreed that they are behind, but they will have to catch up so they make the best of what has happened.

Commissioner Bordegaray agreed this is a start and she recommends the city be given the tools to make this work. There is a lot coming together at that corner without coordination. The improved Rail Trail is gone after they spent hundreds of thousands of dollars. She is not sure Zia is the best station, but they need to make sure the amenities are there.

Commissioner Lindell asked what the affordable housing opportunities would be as this is stated as part of the recommendation.

Mr. Macpherson said that is just the overall concept of how housing may occur.

Commissioner Lindell did not find that in the report and it states that they need to make recommendations on opportunities to meet City goals for affordable housing.

Ms. Blosser explained that the TOD intent is affordability, although there are not specific recommendations in the report. She said having the ease of transportation impacts the affordability.

Commissioner Lindell said she would like to see a section on affordable housing.

Commissioner Armijo asked how the stops are going to work.

Mr. Macpherson stated that at this point there will be a stop at the Railyard and Zia is not an initial stop. He said that is being coordinated through the Mid Rio Council in Albuquerque. He believes 599 will be another initial stop.

Commissioner Armijo thought that part of the problem is that the RailRunner got shoved in. He said they need to know where the Rail Runner will stop and how it will be accessed.

Mr. Macpherson agreed and said there is no guide at this point. This will need to be addressed.

Commissioner Armijo asked about the El Dorado connection.

Mr. Macpherson understood that will be a long term connection. The train is coordinated through the state so he does not know the answer.

Commissioner Salazar asked if this plan will be approved by City Council and then a developer would come in and staff would use the plan to guide the development.

Ms. Baer said that is a good question. This depends on how the Council adopts this. If this is adopted by resolution it would have similar standing to the General Plan and would be a guiding document for proposals that come in. She is not sure how this is being proposed to go forward to Council.

Mr. Macpherson recommended this go back to the Long Range Planning Committee for further review and more analysis of the stops. He did not think there is a need to push this forward rapidly.

Commissioner Salazar did not recall the zoning proposed.

Mr. Macpherson said at this point there is no zoning proposed. The mixed use zoning might be revised to be used around the train stations. He wanted to look at the failures and successes around the country. This is not on a fast track to Council.

Commissioner Hughes announced that the Sierra Club will be having a meeting at REI next Tuesday at 7 p.m. to discuss the status of the Rail Runner.

Commissioner Hughes moved to defer this to the Long Range Subcommittee for further study, Commissioner Lindell seconded the motion.

Commissioner Gonzales asked for the next date for the Long Range Subcommittee.

Mr. Macpherson replied November 13th at noon at the Federal Building, 3rd floor conference room.

Chair O'Reilly explained that the Long Range Planning Committee is made up of 3 members and they will have to avoid a quorum.

Commissioner Lindell asked for clarification as to how this will be presented to Council when this comes back. She would like a better idea of how this document would be used.

Commissioner Gonzales asked the subcommittee to recommend what the process might be as part of their discussion.

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

- 2. Case #M 2008-34. The Village, Tract 20A Tierra Contenta, Final Development Plan. Clif Walbridge, agent for Santa Fe Community Housing Trust, requests final development plan approval for a 60 unit apartment complex on 6.2746± acres. The site is Tract 20A in Tierra Contenta Phase 1A and is located on the east side of Paseo del Sol, south of the Paseo del Sol Apartment Complex, and east of Santa Fe Capital High School. The property is zoned PRC (Planned Residential Community, 10 – 20 dwelling units per acre). (Lou Baker, case manager)**

Memorandum from Lou Baker, Senior Planner was prepared October 6, 2008 for the October 16, 2008 Planning Commission meeting is incorporated herewith to these minutes as Exhibit "3."

Addendum to staff report prepared by Lou Baker, Senior Planner, dated October 16, 2008 is incorporated herewith to these minutes as Exhibit "3(A)."

Lou Baker presented the staff report included in Exhibit "3." She requested that they Strike A under the conditions and insert the condition 4 from the addendum included in Exhibit "3(A)." Conditions below reflect this change.

Staff recommends the following conditions of approval:

1. Development will occur in an existing neighborhood and across from Santa Fe Capital High School, therefore, applicant shall submit a construction staging plan with the building permit application detailing activities in a manner so as not to disrupt the harmony and safety of the neighborhood, students and existing vegetation; i.e. location of port-a-potty, location of dumpster, time of deliveries, time of construction, parking for construction workers, traffic control and warning signs (Construction Ahead), and tree protection etc. (See Exhibit Q in August 21, 2008 Planning Commission staff report) condition concurs with memo from Santa Fe Public Schools.
2. Final development plan #M-2008-34 shall be recorded concurrently with the final dedication plat.
3. comply with comments from the following Divisions:
 - Technical Review Division/Engineering
 - Technical Review Division/Landscaping
 - Santa Fe Metropolitan Planning Organization
 - Fire Department
 - Public Works Department/Engineering Division/Traffic Impacts
 - Wastewater Management Division
 - Solid Waste Division Engineer
 - Santa Fe Public Schools
 - Trails and Open Space Office (see Exhibit M in August 21, 2008 Planning Commission staff report)
4. Pursuant to Resolution 2003-106 Article VI Section 1.3.3 the applicant shall submit a "Request for Credits for Water Retrofit Program Low Priced Dwelling Unit Building Permit" to the Office of Affordable Housing. The water allocation and/or water offset retrofit requirement is not waived but the project is eligible to utilize retrofit credits produced by the City of Santa Fe Water Wise Program.
5. The Preliminary Development Plan showed the buildings with numerical markings; but, Sheet A-6 of the Final Development Plan shows the buildings with alpha markings. Therefore, applicant shall work with the City of Santa Fe Addressing and GIS divisions to determine correct addressing methodology and submit documentation when completed to the City of Santa Fe Land Use Department.
6. Applicant shall comply with Infrastructure Completion Policy (See Exhibit N).
7. The development Plan does not show a solid waste facility design plan with elevations therefore; applicant shall comply with Ordinance 2007-19 regarding Solid Waste and Recycling requirements (See Exhibit L)

8. Applicant shall comply with Article 14-8.6 Off-Street Parking and Loading specifically 14-8.6 (D) Off Street Bicycle Parking and comply with Trails & Open Space Office memo and provide bicycle racks at the community center.
9. Applicant shall comply with Article 14-8.7 (D) Architectural Design Standards and earn a minimum of 225 points.
10. Pursuant to Article 14-8.7 (E) Landscaping and Site Planning Standards criteria; the proposed development plan earned 30 points therefore, the applicant shall comply with Article 14-8.7 (E) Landscaping and Site Planning Standards and earn a minimum of 100 points (see Exhibit O).
11. Applicant shall comply with Article 14-8.9 Outdoor lighting requirements and provide an outdoor lighting plan and photometrics.
12. Applicant shall comply with Article 14-8.10 Signs requirements and provide sign elevations and sign design.
13. Applicant shall comply with Article 14-8.12 Relocation of Gunnison's Prairie Dogs requirements and provide a plan to relocate Gunnison's Prairie Dogs. Sheet A-6 Note 19 states compliance with Article 14-8.12 but fails to show a plan.

Public Hearing

Cliff Walbridge, 1421 Luisa, was sworn. He stated agreement with staff conditions.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Gonzales asked about the traffic counts when people are leaving Capital High and questioned if Paseo del Sol and Jaguar can handle that. He said that intersection is tough.

Mr. Walbridge stated that the access puts you on Paseo del Sol and most cars will go to Jaguar. He did not think that it would affect Camino San Juan.

Commissioner Gonzales was concerned because he travels the intersection and it can be difficult to go through. He asked what the plans for improvements are.

Dave Thomas, 6005 Jaguar Drive, Project Engineer Tierra Contenta, was sworn. When the adjacent property owned by the School for the Deaf is developed there will be a connection to Paseo Del Sol south of the site to Cerrillos Road. This will alleviate traffic. They anticipate Camino San Juan will be extended to an interior road system.

Commissioner Bordegaray agreed with the interest in making sure this is not a dead end forever.

Chair O'Reilly commented that the Commission expressed a desire to have a study session regarding Tierra Contenta.

Commissioner Hughes asked if the developer is contributing to a fund for road improvements.

Ms. Baker replied that according to the Traffic Engineer memo \$7000 will be contributed toward the installation of a future signal as determined by the traffic impact analysis.

Commissioner Hughes understood this is not contiguous to the development.

Mr. Thomas stated that it is not. It is one of the three intersections that will be used to get into and out of this project until the connection is made to Cerrillos Road.

Commissioner Hughes asked if the plan calls for traffic lights or roundabouts.

Mr. Thomas explained that the original master plan has no roundabouts, although there are various traffic control devices that come up as the traffic is generated or planned for. This has become a four way stop due to the traffic. The school district has staggered the starting times to improve the congestion. When the connections are made the traffic congestion will be relieved.

Commissioner Hughes urged Tierra Contenta to look at roundabouts and avoid the capital costs of signals.

Commissioner Armijo stated that the landscape plan shows a garden and pedestrian trail, but then the other map shows water harvesting.

Mr. Walbridge pointed out the water harvesting areas.

Commissioner Armijo asked how large the community building will be.

Amber Walbridge, 7601 Jefferson, Albuquerque, was sworn. She said it is 2500 square feet. It is a large community room accessible from both sides. This will have offices and space that will have multiple uses such as support services for the residents, exercise room, laundry facility, coffee bar, and computer uses. In addition, there will be a tot lot and various outdoor amenities. They are following a gamut of green criteria and MFA requires a variety of amenities for different ages of children. Areas of the courtyards have been developed.

Commissioner Bordegaray asked how this project will impact Los Soleras Drive

Ms. Baker was not sure as Mr. Romero is on vacation. Staff will continue to work with the applicant to address these issues.

Commissioner Bordegaray said it is hard to approve piecemeal planning. According to the memos it appears some of the circulation issues have not been resolved. She was not sure what to do as there is nobody to reconcile this. She was not comfortable approving final development plans when the circulation is not clear.

Ms. Baker understood the concern.

Mr. Thomas explained that this particular memo came out before the preliminary application so he called Mr. Cruse to discuss this. Many of the issues have been dealt with since January. Mr. Romero informed him that The School for the Deaf will not be doing any more development until some of these roads are built, so this project does not constitute the necessity for that connection. Mr. Romero made it clear that nothing else would happen. The lot split plat approved included provisions for what tracts can be developed and which ones cannot. He said they have a tentative date of November 20th for the study session.

Commissioner Bordegaray liked the proposal and wanted residents to be able to get around well.

Ms. Baker explained how the comments from the last meeting have been addressed.

Chair O'Reilly referred to the Architectural Design Standards as he thought Tierra Contenta only had to comply with Tierra Contenta standards.

Mr. Thomas explained that the Tierra Contenta Design standards apply to Tierra Contenta owned property. He said with approval The School for Deaf can go with either.

Chair O'Reilly understood the School for the Deaf is within the master planned area, but is not a particular phase.

Commissioner Gonzales moved to approve Case #M-2008-34 with staff recommendations deleting condition A and inserting the addendum. Commissioner Lopez seconded the motion which passed by unanimous voice vote.

- 3. Case #S 2008-06. Old Las Vegas Place Final Subdivision Plat. JenkinsGavin Design and Development Inc., agent for Homewise, Inc. requests final subdivision plat approval for 50 lots on 15.35± acres. The site is located east of Old Las Vegas Highway and south of Old Pecos Trail and is zoned R-3 (Residential, three dwelling units per acre). (Donna Wynant, case manager)**

Commissioners Gonzales and Lindell recused themselves from the following case.

Memorandum from Donna Wynant, Senior Planner was prepared October 8, 2008 for the October 16, 2008 Planning Commission meeting is incorporated herewith to these minutes as Exhibit "4."

Letter from Ann Lacey, Old Las Vegas Highway Task Force is incorporated herewith to these minutes as Exhibit "4(A)."

Donna Wynant presented the staff report included in Exhibit "4."

Staff recommends approval based on the following conditions:

- Technical Review Division – Engineering Review Memo, Landscape Review Memo
- Public Works Department – Traffic Review Memo
- Wastewater Management Division Review Memo
- Solid Waste Division Review Memo
- Fire Department Memo
- Parks, Open Space, and Trails Review Memo

Public Hearing

Jennifer Jenkins, present on behalf of Homewise, was sworn. She noted that they have preliminary plat approval. There are a couple of areas where they are asking for special considerations and approval to some special street standards. They are proposing a split road with a landscape median which is an over improvement because they are trying to honor the rural environment. This is a very transitional site. They are

asking for approval of that section. John Romero asked for some additional curb improvements around the median if that is approved. There is a compound area with short access for driveways. The original design was not adequate for the City to accept for maintenance. The City has approved the new design and will accept it for dedication. The difference is the sidewalk improvements will not be placed on one side as it will not be used by anyone. Each resident will have a sidewalk when they walk out their door. The neighboring areas expressed concern with the street lighting. In their efforts to honor the rural environment would like to reduce the street lighting. She read a letter from Ann Lacey which is included in Exhibit "4(A)." The entrance roads have sidewalks on one side only and will go to nowhere. In the applicant's opinion, one sidewalk on short entrance roads is adequate. They have made huge efforts to honor the rural environment. She said they do not want to overly suburbanize.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Armijo asked if the Old Santa Fe Trail goes through this property.

Ms. Jenkins said they have an archaeological clearance from the City.

Commissioner Armijo asked how wide the driveways will be.

Ms. Jenkins replied in accordance with lane standards they are 22 feet with two 9 feet drive lanes and curb and gutter. The entrance is 17 feet wide with a 14 foot landscaped median.

Commissioner Armijo asked how they want to downgrade the lighting.

Ms. Jenkins said they would like lighting just at the entrance to Old Las Vegas Highway, although they could compromise and put a light at the entrance and at each cul-de-sac.

Commissioner Lopez expressed concern with the lighting and sidewalks. Kids like to play at night in the cul-de-sac. She did not agree with removing those requirements.

Ms. Jenkins explained that the entire neighborhood can be circumvented on a sidewalk. She said they did not feel having to cross a street in certain areas would be a hazard.

Commissioner Bordegaray asked for an explanation of that circulation.

Ms. Jenkins said this is supported by Public Works. She pointed out the circulation.

Commissioner Bordegaray commented that it is a safer route if the sidewalk were continued. One break in the sidewalk loses the independence to be able to walk or ride a bike for a child.

Commissioner Armijo believed there is a trail all the way to Quail Run.

Ms. Jenkins reported there is no public trail system. Bob Siqueiros believed the open space would satisfy a future trail connection.

Commissioner Armijo asked what the gap is to connecting to the public trails.

Ms. Jenkins noted that she would have to research that.

Chair O'Reilly commented that he understands the need to reduce the lighting for the neighbors, but felt that the intersections need street lighting. He did understand reducing lighting in cul-de-sacs.

Commissioner Hughes moved to approve with staff conditions, the alternative road sections and four lights at the intersections, Commissioner Salazar seconded the motion.

Commissioner Armijo noted that he is fine with the project other than the changes being noted. He said this is a very dark area and needs good lighting. He believed the continuity of sidewalks is important. He was opposed with those two changes.

The motion passed by majority voice vote of 3 to 2 with Commissioners Hughes, Bordegaray and Salazar voting for the motion and Commissioners Armijo and Lopez voting against the motion.

G. BUSINESS FROM THE FLOOR

H. STAFF COMMUNICATIONS

Ms. Baer reported staff scheduled information sessions with Tierra Contenta in November and Northwest Quadrant in December. Las Soleras was postponed and will now be heard December 4th.

I. MATTERS FROM THE COMMISSION

Commissioner Hughes thought it would be interesting to have a time to say whatever happened to each case.

Ms. Brennan reported that La Triada will be heard by City Council. Council has the authority within 30 days to hear a matter and pull it up.

Commissioner Armijo said they used to get a report on all cases and decisions made by City Council.

Chair O'Reilly understood that the water ordinance has been pulled and will be worked on again.

Commissioner Salazar said he believes they are starting it over. He has not heard if they have had the staff meeting to discuss what will be done with it.

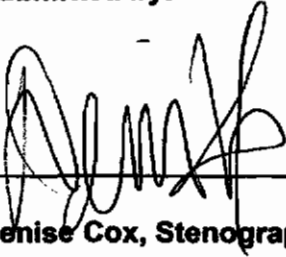
J. ADJOURNMENT

There being no further matters to come before the Commission, and the Commission having completed its agenda, Commissioner Armijo moved, seconded by Commissioner Salazar to adjourn the meeting. The motion passed unanimously on a voice vote and the meeting was adjourned at 9:30 p.m.

Approved by:

Chair Matthew Chair O'Reilly

Submitted by:



Denise Cox, Stenographer

