



Agenda

CITY CLERK'S OFFICE

DATE 11/19/08

TIME 4:30pm

Geraldine Jurado
[Signature]

PLANNING COMMISSION
December 04, 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: October 16, 2008, November 6, 2008
FINDINGS/CONCLUSIONS
- E. OLD BUSINESS
- F. NEW BUSINESS

1. **Case #M 2008-35.** 1413 Agua Fria Street General Plan Amendment. Derrick Archuleta, agent for Richard MacLaurin and Kristen Lundgren, requests approval of a General Plan future land use map amendment to change the designation of 0.22± acre from Low Density Residential (3-7 dwelling units per acre) to Office. The property is located on the north side of Agua Fria Street between Avenida Cristobal Colon and Hickox Street. (Lucas Cruse, case manager) **(POSTPONED FROM NOVEMBER 6, 2008)**
2. **Case #ZA 2008-14.** 1413 Agua Fria Street Rezoning. Derrick Archuleta, agent for Richard MacLaurin and Kristen Lundgren, requests rezoning of 0.22± acre from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The property is located on the north side of Agua Fria Street between Avenida Cristobal Colon and Hickox Street. (Lucas Cruse, case manager) **(POSTPONED FROM NOVEMBER 6, 2008)**
3. **Case #S 2008-07.** Tierra Contenta Phase 2C Final Plat. David Thomas, agent for Tierra Contenta Corporation, requests final plat approval for 61.37± acres consisting of 6 tracts for development totaling 32.73± acres, and open space tracts totaling 24.89 acres, and road rights-of-way totaling 3.75± acres. The site is located on the west end of Tierra Contenta Master Plan Community, adjacent to NM 599, and is zoned PRC (Planned Residential Community, 10 – 20 dwelling units per acre). (Lou Baker, case manager)
4. **Case #M 2008-41.** Del Norte Credit Union Amended Development Plan. Slagle Herr Architects, agent for Del Norte Credit Union, requests amended development plan approval for the addition of a basement under the previously approved two story building addition, and for inclusion of an emergency generator to be located just east of the two story addition. The property consists of 2.97± acres and is located on the south side of Cerrillos Road, between Richards Avenue and Camino Consuelo and is zoned C-2 (General Commercial). (Lucas Cruse, case manager)

G. BUSINESS FROM THE FLOOR

- 1. Informational Study Session** - Presentation and discussion of the Northwest Quadrant Master Plan. (Director, Office of Affordable Housing, Kathy McCormick, Housing Special Projects Manager, Lee DePietro, Master Planner, Claudia Meyer-Horn, Design Workshop and Architect, Suby Bowden, Suby Bowden & Associates)

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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MINUTES OF
CITY OF SANTA FE
PLANNING COMMISSION MEETING

December 4, 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
Lucas Cruse, Senior Planner, Current Planning
John Romero, Traffic Engineer
Denise Cox, Stenographer

B. PLEDGE OF ALLEGIANCE

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

C. APPROVAL OF AGENDA

Ms. Baer reported that item 1 and item 2 Case #M-2008-35 and Case #ZA-2008-14 1413 Agua Fria have requested postponement to the January meeting. She said under staff communications they had hoped to do a brief presentation on roads, but Mr. Cruse will not be able to do so until January.

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

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: October 16, 2008, November 6, 2008

Commissioner Armijo moved to approve the minutes of October 16, 2008, Commissioner Hughes seconded the motion which passed by unanimous voice vote.

Ms. Baer noted that Villa Alegre proposed some changes to the minutes. These corrections are incorporated herewith to these minutes as Exhibit "1."

Chair O'Reilly said the comments from Villa Alegre seemed to be more editorial in nature.

Ms. Baer suggested adding these to the record, but not amending the minutes.

Chair O'Reilly made the following correction for Commissioner Salazar made the following correction to page 3, 4th from the bottom. He agreed to change vertically to horizontally.

Commissioner Hughes moved to approve the minutes as amended, Commissioner Armijo seconded the motion which passed by unanimous voice vote.

FINDINGS/CONCLUSIONS

Findings/Conclusions for Case #M-2008-38 and Case #ZA-2008-16 are incorporated herewith to these minutes as Exhibit "2."

Commissioner Bordegaray moved to approve the findings/conclusions for Case #M-2008-38 and Case #ZA-2008-16 as presented, Commissioner Salazar seconded the motion which passed by unanimous voice vote.

E. OLD BUSINESS - None

F. NEW BUSINESS

1. **Case #M 2008-35.** 1413 Agua Fria Street General Plan Amendment. Derrick Archuleta, agent for Richard MacLaurin and Kristen Lundgren, requests approval of a General Plan future land use map amendment to change the designation of 0.22± acre from Low Density Residential (3-7 dwelling units per acre) to Office. The property is located on the north side of Agua Fria Street between Avenida Cristobal Colon and Hickox Street. (Lucas Cruse, case manager) (POSTPONED FROM NOVEMBER 6, 2008)

This item was postponed per approval of the agenda.

2. **Case #ZA 2008-14.** 1413 Agua Fria Street Rezoning. Derrick Archuleta, agent for Richard MacLaurin and Kristen Lundgren, requests rezoning of 0.22± acre from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The property is located on the north side of Agua Fria Street between Avenida Cristobal Colon and Hickox Street. (Lucas Cruse, case manager) (POSTPONED FROM NOVEMBER 6, 2008)

This item was postponed per approval of the agenda.

3. **Case #S 2008-07. Tierra Contenta Phase 2C Final Plat. David Thomas, agent for Tierra Contenta Corporation, requests final plat approval for 61.37± acres consisting of 6 tracts for development totaling 32.73± acres, and open space tracts totaling 24.89 acres, and road rights-of-way totaling 3.75± acres. The site is located on the west end of Tierra Contenta Master Plan Community, adjacent to NM 599, and is zoned PRC (Planned Residential Community, 10 – 20 dwelling units per acre). (Lou Baker, case manager)**

Memorandum from Lou Baker, Senior Planner, was prepared November 14, 2008 for the December 4, 2008 Planning Commission meeting is incorporated herewith to these minutes as Exhibit "3."

Email correspondence between John Romero, Public Works Department/Engineering Division/Traffic Engineering Section, and Dave Thomas, agent for Tierra Contenta Corporation regarding change to conditions of approval is incorporated herewith to these minutes as Exhibit "3(A)."

Lou Baker presented the staff report included in Exhibit "3."

Staff recommends approval based on the following conditions:

1. Final subdivision plat shall be recorded with the Santa Fe County Clerk along with any and all deeds, private reservations, easements, covenants and restrictions. Final plats shall be recorded within five days after the acceptance by the Planning Commission, of the public dedications, if any, shown thereon, but not until such acceptance.
2. The Tierra Contenta Master Plan calls for commercial, office, and community use on the six (6) tracts identified for development. Should the applicant deviate from these approved land uses a Tierra Contenta Master Plan amendment shall be obtained.
3. A note shall be placed on the plat as follows: "Any deviation between the Tierra Contenta Master Plan design guidelines and the city code shall be individually considered by city staff and city officials as part of the review and approval of development plans and subdivision plats. Such deviations shall be approved if they are contemplated by these guidelines where the approval would not compromise health, safety or welfare. Alternately, city staff or city officials may impose conditions on deviations from the code that are permitted by these guidelines to serve health, safety and welfare.
4. Comply with the 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
 - Solid Waste Division Engineer

Public Hearing

Dave Thomas, agent for Tierra Contenta, was sworn. He confirmed that they have reviewed the staff report and memorandum attached and are willing to make that commitment. He added that they are willing to post the bond or get a master plan amendment to shift that. He requested approval.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Bordegaray understood if there is a deviation between the master plan and the guidelines it allows the Council to review and approve. This does not leave it open to staff consideration.

Ms. Baker said the condition was placed in the annexation agreement and the applicant agreed at that time. The only way to amend this is to go back to the Governing Body.

Commissioner Bordegaray understood the upcoming master plan amendment and the pending corridor study. She asked if this is a federal or state corridor study.

Ms. Baker replied that it is a state corridor study.

Commissioner Bordegaray understood this condition allows them to put the money into other road projects in Tierra Contenta. She asked if they have any idea of where that might be.

Mr. Thomas explained that the General Plan currently shows a connection of Beckner Road through Tierra Contenta to Paseo del Sol. This makes a lot of sense. The idea would be to shift the burden over to that connection. This is one possibility.

Chair O'Reilly asked if they amend the master plan and pursue that course if they would have to come to the Planning Commission.

Ms. Baker said that is correct.

Commissioner Gonzales moved to approve Case S-2009-07 with staff conditions and modify recommended action 4 of Mr. Romero's memo to read: when a determination is made by the corridor study or by a master plan amendment, this money will either be used for these improvements or relocated to another roadway project serving Tierra Contenta, Commissioner Hughes seconded the motion which passed by unanimous voice vote.

- 4. Case #M 2008-41. Del Norte Credit Union Amended Development Plan. Slagle Herr Architects, agent for Del Norte Credit Union, requests amended development plan approval for the addition of a basement under the previously approved two story building addition, and for inclusion of an emergency generator to be located just east of the two story addition. The property consists of 2.97± acres and is located on the south side of Cerrillos Road, between Richards Avenue and Camino Consuelo and is zoned C-2 (General Commercial). (Lucas Cruse, case manager)**

Memorandum from Lucas Cruse, Senior Planner, was prepared November 19, 2008 for the December 4, 2008 Planning Commission meeting is incorporated herewith to these minutes as Exhibit "4."

Amended development plan dated 11/18/08 is incorporated herewith to these minutes as Exhibit "4(A)."

Bike rack details dated 12/2/08 are incorporated herewith to these minutes as Exhibit "4(B)."

Lucas Cruse presented the staff report included in Exhibit "4."

Staff recommends approval subject to the following conditions:

1. Conditions Summary Table
2. Fire Department Marshall conditions
3. Solid Waste Division conditions
4. Technical Review Division – City Engineer memorandum
5. Technical Review Division – Landscape Review memorandum

Public Hearing

Bill Kleinschmidt, 1600 Rio Grande, Albuquerque, was sworn. He presented the building addition and the is an amended site plan to add a basement that is the same footprint size. There will be no impacts to parking or other site elements due to this addition.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Armijo asked how this does not impact parking.

Mr. Cruse explained that the original development plan included more than enough parking so that this does not push them over the limit.

Commissioner Armijo asked the square footage.

Mr. Cruse reviewed the square footages of each addition.

Commissioner Armijo asked if this is office space.

Mr. Kleinschmidt replied yes.

Commissioner Armijo asked if the generator would be loud.

Mr. Cruse stated that it is only for emergency use.

Commissioner Gonzales asked how that generator would be powered.

Mr. Kleinschmidt replied natural gas, although he is not sure how the fuel will be delivered. They are still working on the design and what the equipment will be. He confirmed that they would not use diesel.

Commissioner Lopez moved approval of Case #M-2008-41 with staff conditions, Commissioner Hughes seconded the motion which passed by unanimous voice vote.

G. BUSINESS FROM THE FLOOR

1. **Informational Study Session - Presentation and discussion of the Northwest Quadrant Master Plan. (Director, Office of Affordable Housing, Kathy McCormick, Housing Special Projects Manager, Lee DePietro, Master**

Planner, Claudia Meyer-Horn, Design Workshop and Architect, Suby Bowden, Suby Bowden & Associates)

Northwest Quadrant Study Session Memorandum dated November 19, 2008 is incorporated herewith to these minutes as Exhibit "5."

Lessons Learned from Tierra Contenta dated December 4, 2008 is incorporated herewith to these minutes as Exhibit "5(A)."

Proposed Variances for the Northwest Quadrant are incorporated herewith to these minutes as Exhibit "5(B)."

Financing Mechanisms are incorporated herewith to these minutes as Exhibit "5(C)."

Kathy McCormick, Director, introduced her team of Claudia Horn, Lee DePietro and Suby Bowden. Ms. McCormick presented the staff report included in Exhibit "5." She reviewed the lessons learned from Tierra Contenta included in Exhibit "5(A)."

Chair O'Reilly asked how the unit mix will be adjusted to pay for the infrastructure.

Ms. McCormick said they may defer payment for a couple of years with some financing options. They are looking for lots of grants and loans. There will be a conservation easement for 70% open space.

Chair O'Reilly asked if the city will be a joint owner.

Ms. McCormick said the intent is to select a master developer and step aside. She said this would most likely be a non-profit organization, although there are some for profit developers that have expressed interest. She said a foundation or city support will be needed.

Chair O'Reilly said it sounds like they may be collecting information and handing it off to the developer. He thought it might be easier to get funds if the City is a partner. He hopes the City helps as much as possible.

Ms. McCormick wanted to be clear that cities do not make good developers, so it would be better to work in partnership.

Chair O'Reilly asked about the commercial portion and if that came second.

Ms. McCormick explained that it could be an affordable lease space that the City underwrites to allow these small businesses to expand. They have talked to Rancho Viejo and Aldea to see how they handled this. She added that the RFP will come back saying this is what we need upfront to meet the goals set out. She explained that the lots will be sold to developers scattered and not by tracts.

Chair O'Reilly asked what the driving force is behind that idea.

Ms. McCormick explained that it is for a mix of look.

Chair O'Reilly thought that could be established through the design standards.

Suby Bowden stated that they met with a group of developers including Rancho Viejo, Bruce Thompson, Sage Construction, Bruce Geiss, and others. In Tierra Contenta when a developer takes a track it is in blocks. The intent is that it will appear the area has grown over time. The developers said if the pads are ready they did not feel the cost would be different.

Ms. Bowden discussed the proposed variances included in Exhibit "5(A)."

Commissioner Hughes asked what the net open space in acres is.

Ms. Horn replied 372 acres.

Ms. Bowden continued reviewing the variances.

Chair O'Reilly asked if it is their interpretation that you cannot cross arroyos. He said that has only recently been interpreted that way. He suggested an alternate road standard to avoid this variance.

Ms. Bowden continued reviewing the variances.

Chair O'Reilly asked if the building materials would have to be new standards.

Ms. Bowden explained that standards could be submitted and would need to be addressed.

Ms. Baer reported that Yolanda Cortez said she is open to consider all sorts of building materials. She said if they review the materials beforehand staff could pre-approve different building techniques so they were ready to go when the building permits came in.

Commissioner Gonzales saw that sustainability is one of the goals. There is a cost savings from faster approvals, so he asked who is working on the guidelines and if that will create additional variances to the approval process.

Ms. Baer said there is nothing staff is working on currently.

Commissioner Gonzales asked if there is the possibility of more variances.

Ms. McCormick did not anticipate anything else. She noted that Yolanda Cortez and Katherine Mortimer are working on how this can be moved along as quickly as possible.

Ms. Bowden agreed that is the most important item in cost.

Lee DePietro reviewed the list of water conservation measures that will be incorporated into the HOA.

Chair O'Reilly commented that to date the city has not allowed grey water systems. He said that is a significant cost to builders, so they may want to look closer to make sure it is feasible.

Commissioner Lindell stated that compressed air is allowed but the evaporative coolers are not allowed. She thought that was a trade off as compared to electricity. Many

people in the affordable housing program do not have refrigerated air as it is too expensive. She expressed concern with not allowing evaporative coolers.

Ms. DePietro knew there were considerable water savings and the energy cost was not significant.

Commissioner Lindell pointed out that for that amount of money to put in refrigerated air it is not a possibility for people. In her opinion, not allowing the other eliminates the possibility of cooling for some people.

Commissioner Hughes agreed that there are some evaporative coolers that are good on water use.

Ms. DePietro agreed to go back and look into this.

Commissioner Gonzales was concerned with the carbon footprint by the utility.

Commissioner Bordegaray agreed.

Claudia Horn reviewed the traffic analysis summary included in Exhibit "5."

Commissioner Bordegaray said this is an opportunity to be closer to downtown, but it will not be. She was not pleased with the traffic connections.

Chair O'Reilly asked what the main problem is with Calle Mejia and Alamo.

Ms. Horn stated that the stacking during the morning hours is prohibitive.

Chair O'Reilly asked if there is no way to close Mejia.

Ms. Horn said they worked on various options and none were acceptable. She said it seems it would work, but that was not deemed an option to pursue as part of the master plan. Public Works liked option 1 or 3 due to the connectivity and they prefer option 1 as it keeps the full connectivity of all the streets.

Commissioner Hughes commented that there are lots of management things to mitigate traffic such as only allowing bus access. He said requiring everyone to go to the bypasses is not right for an affordable. The car drives much further than it needs to go.

Chair O'Reilly agreed as people always make a u-turn or jump the median to get where they want to go. He said this plan needs to be reworked.

Commissioner Bordegaray questioned the estimate of 53 additional cars if they allow a right in.

Commissioner Lindell did not understand 53 additional cars during a rush hour time period and to avoid those 53 cars they are not allowing the intersection to be open. People would have to go all the way around to 599 for 53 cars which seem illogical.

Chair O'Reilly thought it was probably 53 additional cars in the peak hour because those numbers are not enough for this kind of development.

Ms. McCormick reviewed the agreement with the school district included in Exhibit "5."

Commissioner Lindell asked if the 25 acres could be sold or developed.

Ms. McCormick replied yes.

Commissioner Lindell asked if they have to do affordable housing on their parcel.

Ms. McCormick said there is none required.

Commissioner Lindell said it appears they are purchasing 15 acres and giving away 10 acres. She said the acreage is very expensive.

Ms. McCormick said they worked on this for a year, the Council feels it is fair and the School Board agrees.

Commissioner Lopez said they are doing the right thing and they do not want to bus the children forever. She said finding the right school in an area where affordable homes are is very important.

Commissioner Gonzales asked who is protecting the tax payers. He asked if the agreement was made formally at the Council meeting and what other agreements have been made.

Ms. McCormick said the only agreement made was with the school district because they had to sign off on the master plan.

Commissioner Hughes pointed out that the open space can generate a lot of alternative energy.

Ms. McCormick agreed and said they are always open and that is on the map.

Chair O'Reilly asked how many total residential units there are.

Ms. McCormick replied 478 units with an additional 15 units on the school district property.

Chair O'Reilly questioned the mix and estimated based on the number of market units proposing that they are talking about an average sale price of \$630,000. He questioned if this realistic based on the losses that will be incurred on the affordable units.

Ms. McCormick stated that this is based on 2007 figures and they are trying to make sure nothing is left out before they fully update.

Ms. DePietro said there are 188 units of 2-4 bedrooms of \$455,000-740,000 and the high end condos are roughly \$1 million.

Chair O'Reilly asked if the recent council action paying \$10,000 for water is included.

Ms. DePietro said that is in the numbers.

Nicole DeJurenev, Alamo Drive, Vice President of the Neighborhood Association, stated that there are currently 4000 cars a day coming through the neighborhood and during the peak hours about 600 per hour with 750 houses in the neighborhood, so it is highly unlikely that there will be only 53 more cars. In addition there is this added commercial and destination use which is not estimated in the traffic survey. People are outraged and they feel they are the same neighborhood as the northwest quadrant. If they were richer they feel that the city would not be ripping their neighborhood apart. She said they are being totally disrespected by the planners in the traffic solutions. She said to save money running the traffic through the neighborhood is not correct. She begged for traffic remediation. The neighbors do not want to feel that they are a disposable neighborhood. The city needs to build proper roads to connect to downtown.

Bruce Geiss, managing agent for Santa Fe Estates, adjacent to the northwest quadrant, said he is committed to affordable housing and knowledgeable of the development costs in this area. The traffic engineer reviewed the study and the solutions have been discussed and never been built due to the neighborhood opposition and the cost. Now the project says the traffic will be on Ridgetop Road. The only reason the connectivity is not being proposed is the cost. He said it is outside the ability of this development to bear the cost of the connectivity and it is not a viable option without significant measures outside the scope of the developer. The traffic impact analysis should not make a recommendation on the cost. He recommended the traffic engineers get together to make a joint report and the new TIA should include the commercial development. Each phase should have a TIA update. This project committed to participate in the fund to improve Ridgetop Road and he would like more clarification. The Corridor studies being done and have said it is based on work being done in the corridor studies. He added that it makes sense that the primary corridor studies be completed so this is part of the study. In his opinion, the project is cost challenged.

Michael Gold, 126 Pine Street, President, commented that with the purchase of the acreage and the swap of \$168,000 for the purchase of each acre is 50% more than the going rate in that area. He does not see the rush with the hope of selling the land to the developer to recover the cost. It seems the city should sell the property. The traffic study was done in November and that is not a busy month. The 53 cars does not seem correct. He does not want to see the neighborhood split like St. Francis Drive

Rick Martinez, 725 Mesilla Road, said the step up homes will not be affordable. He commented that 13,000 homes are going in on the south side of town so there will be a larger problem there than in the north with regards to schools. He is not sure why they are underwriting this project.

Ms. DePietro corrected that the preliminary traffic study was done in July of 2007 and then it was expanded to look at another five intersections presented to Public Works in May 2008. They were then asked to expand looking at the mixed use and commercial which was completed October 2008 and once that is reviewed and approved it will be published.

H. STAFF COMMUNICATIONS

Ms. Brennan reviewed the status of cases. At the last City Council meeting, Vistas Bonitas rezoning was denied due to the density and cookie cutter look of the subdivision although the general plan amendment was approved. At the next meeting La Triada will be heard.

I. MATTERS FROM THE COMMISSION

Chair O'Reilly understood that the Council will soon appoint Commissioners Lindell, Hughes, and O'Reilly to the Extraterritorial. The agreement calls for alternates.

Commissioners Armijo and Bordegaray agreed to be alternates.

Commissioner Hughes asked about the appointment of the 9th commissioner.

Ms. Baer believes that there will be an appointment at the next meeting.

Chair O'Reilly reported that Ruben Montes will be the appointment.

Commissioner Bordegaray asked about the informational session on the MPO Planning.

Ms. Baer said they will do something internally and then if they want to proceed with the MPO staff for a presentation they can do so.

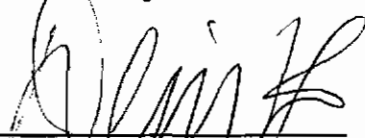
J. ADJOURNMENT

There being no further matters to come before the Commission, and the Commission having completed its agenda, Commissioner Salazar moved, seconded by Commissioner Hughes to adjourn the meeting. The motion passed unanimously on a voice vote and the meeting was adjourned at 8:50 p.m.

Approved by:

Chair Matthew Chair O'Reilly

Submitted by:



Denise Cox, Stenographer