



Agenda

DATE 6/9/09 TIME 4:15pm  
SERVED BY [Signature]  
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**New Location: Santa Fe Convention Center  
Ballroom F  
AMENDED**

**PLANNING COMMISSION**

June 18, 2009 – 6:00 P.M.

~~CITY COUNCIL CHAMBERS~~

**LOCATION CHANGED**

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: June 4, 2009  
FINDINGS/CONCLUSIONS

Case #M 2009-10. Villa Alegre Final Development Plan (TO BE POSTPONED TO JULY 2, 2009)

Case #M 2008-42. Contenta Ridge Town Homes Final Development Plan (TO BE POSTPONED TO JULY 2, 2009)

**E. OLD BUSINESS**

1. Case #M 2009-11. Vista Bonitas Phase II General Plan Amendment. Linda Tigges, agent for Dennis Branch, requests approval of a General Plan Future Land Use Map amendment to change the designation of a total of 2.146± acres of land from High Density to Median Density Residential. The area is located on the vacated access for Calle Griego, north of Airport Road and south of Rufina. (Donna Wynant, case manager) (POSTPONED FROM MAY 07, 2009) (TO BE POSTPONED TO JULY 2, 2009)
2. Case #ZA 2009-03. Vista Bonitas Phase II Rezoning. Linda Tigges, agent for Dennis Branch, requests rezoning of 2.149± acres from MHP (Mobile Home Park) to R-7 I (Residential, Single Family Infill, 7 dwelling units per acre). The property is located on the vacated access for Calle Griego, north of Airport Road and south of Rufina. (Donna Wynant, case manager) (POSTPONED FROM MAY 7, 2009) (TO BE POSTPONED TO JULY 2, 2009)
3. **Chapter 14 Update, Bill No. \_\_\_\_\_.** Public hearing to consider recommending approval of an ordinance amending the following sections of the Land Development Code Chapter 14 SFCC 1987: Section 14-1, General Provisions; 14-2, Review and Decision-Making Bodies; 14-4, Zoning Districts; 14-10, Nonconformities; 14-11, Enforcement; and 14-12, Definitions. The Planning Commission has established a Sub-Committee to study the proposed amendments and report back to the full Commission. (Greg Smith, case manager) (POSTPONED FROM APRIL 16, 2009) (TO BE POSTPONED)

**F. NEW BUSINESS**

1. **Case #M 2009-12. 1615 Cerro Gordo Road Variance.** Sommer Karnes and Associates, agents for Sandra Goodwin, requests variances from Section 14-5.6(F) to allow a pitched roof at a height of 16' within the Foothills Subdistrict Escarpment Overlay District. The property is also located in the Downtown and Eastside Historic District and is zoned R-1 (Residential, 1 dwelling unit per acre). (Dan Esquibel, case manager)
2. **Case #M 2009-05. Northwest Quadrant General Plan Amendment.** The City of Santa Fe Housing and Community Development Department requests approval of a General Plan future land use map amendment to revise the designations of 540± acres to include approximately 122 acres in a mix of Very Low Density Residential (1-3 dwelling units per acre), Low Density Residential (3-7 dwelling units per acre), Medium Density Residential (7-12 dwelling units per acre), High Density Residential (12-29 dwelling units per acre), Neighborhood Center, and Transitional Mixed Use; and approximately 418 acres of Parks and Open Space. The property is located south of NM 599 and west of St. Francis Drive. (Lucas Cruse, case manager) **(POSTPONED FROM APRIL 2, 2009 AND MAY 21, 2009)**
3. **Case #ZA 2009-02. Northwest Quadrant Rezoning.** The City of Santa Fe Housing and Community Development Department requests rezoning of 540± acres from R-1 (Residential, 1 dwelling unit per acre) to PRC (Planned Residential Community). The Northwest Quadrant Master Plan adopted as a part of this rezoning includes supplemental Design Standards that vary from the Chapter 14 Land Development Code. The property is located south of NM 599 and west of St. Francis Drive. (Lucas Cruse, case manager) **(POSTPONED FROM APRIL 2, 2009 AND MAY 21, 2009)**
4. **Case #M 2009-06. Northwest Quadrant Escarpment Variance.** The City of Santa Fe Housing and Community Development Department requests an escarpment variance to allow 15,000± square feet of the alignment of Ridgetop Road to encroach on the ridgetop subdistrict to provide sufficient distance from an existing PNM switching station. The location of the requested variance is along the proposed Ridgetop Road alignment between Camino De Los Montoyas and NM 599. (Lucas Cruse, case manager) **(POSTPONED FROM APRIL 2, 2009 AND MAY 21, 2009)**
5. **Case #M 2009-08. Northwest Quadrant Terrain Management Variance.** The City of Santa Fe Housing and Community Development Department requests a terrain management variance to allow disturbance of 28,000 square feet of 30 percent slopes on two sites in order to preserve open space areas and to allow structures to be built on the disturbed 30 percent slopes ~~provide contiguous land areas for development.~~ The locations of the requested variance are within the neighborhood center areas north of the ridge and northeast of the PNM switching station. (Lucas Cruse, case manager) **(POSTPONED FROM APRIL 2, 2009 AND MAY 21, 2009)**

**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 the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.  
**\*Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

**INDEX OF**  
**CITY OF SANTA FE**  
**PLANNING COMMISSION**

June 18, 2009

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B. PLEDGE OF ALLEGIANCE		1
C. APPROVAL OF AGENDA	Approved	1
D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS		
MINUTES: June 4, 2009	None	1
FINDINGS/CONCLUSIONS	None	1-2
<u>Case #M 2009-10. Villa Alegre Final Development Plan (TO BE POSTPONED TO JULY 2, 2009)</u>		
<u>Case #M 2008-42. Contenta Ridge Town Homes Final Development Plan (TO BE POSTPONED TO JULY 2, 2009)</u>		
E. OLD BUSINESS		
1. <u>Case #M 2009-11. Vista Bonitas Phase II General Plan Amendment (TO BE POSTPONED TO JULY 2, 2009)</u>	Postponed per agenda	2
2. <u>Case #ZA 2009-03. Vista Bonitas Phase II Rezoning (TO BE POSTPONED TO JULY 2, 2009)</u>		
3.	Postponed per agenda	2
4. Chapter 14 Update, Bill No. _____. Public hearing to consider recommending approval of an ordinance amending the following sections of the Land Development Code Chapter 14 SFCC 1987: Section 14-1, General Provisions; 14-2, Review and Decision-Making Bodies; 14-4, Zoning Districts; 14-10, Nonconformities; 14-11, Enforcement; and 14-12, Definitions. The Planning Commission has established a Sub-Committee to study the proposed amendments and report back to the full Commission.	Postponed per agenda	2
F. NEW BUSINESS		2-3
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2. <u>Case #M 2009-05. Northwest Quadrant General Plan Amendment.</u> The City of Santa Fe Housing and Community Development Department requests approval of a General Plan future land use map amendment to revise the designations of 540± acres to include approximately 122 acres in a mix of Very Low Density Residential (1-3 dwelling units per acre), Low Density Residential (3-7 dwelling units per acre), Medium Density Residential (7-12 dwelling units per acre), High Density Residential (12-29 dwelling units per acre), Neighborhood Center, and Transitional Mixed Use; and approximately 418 acres of Parks and Open Space. The property is located south of NM 599 and west of St. Francis Drive.	Denied	5-20

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4. <b>Case #M 2009-06. Northwest Quadrant Escarpment Variance.</b> The City of Santa Fe Housing and Community Development Department requests an escarpment variance to allow 15,000± square feet of the alignment of Ridgetop Road to encroach on the ridgetop subdistrict to provide sufficient distance from an existing PNM switching station. The location of the requested variance is along the proposed Ridgetop Road alignment between Camino De Los Montoyas and NM 599.	<b>Denied</b>	<b>5-20</b>
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<b>G. BUSINESS FROM THE FLOOR</b>		<b>20</b>
<b>H. STAFF COMMUNICATIONS</b>		<b>20</b>
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**MINUTES OF**  
**CITY OF SANTA FE**  
**PLANNING COMMISSION MEETING**

**June 18, 2009**

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 Santa Fe Convention Center, 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  
Signe Lindell  
John Salazar, Vice Chair  
Matthew O'Reilly, Chair

**MEMBERS ABSENT:**

Gloria Lopez (resigned)  
Ken Hughes (excused)  
Ruben Montes (excused)

**STAFF PRESENT:**

Kelley Brennan, Assistant City Attorney  
Tamara Baer, Planning Manager  
Wendy Blackwell, Director Technical Review  
John Salazar, Traffic Engineer  
Dan Esquibel, Senior Planner  
David Rasch, Historic Senior Planner  
Denise Cox, Stenographer

**B. PLEDGE OF ALLEGIANCE**

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

**C. APPROVAL OF AGENDA**

Ms. Baer reported that the first three cases have been postponed as noticed.

**Without objection the agenda was approved.**

**D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**

**MINUTES: June 4, 2009**

*There were no minutes to approve.*

**FINDINGS/CONCLUSIONS**

**Case #M 2009-10. Villa Alegre Final Development Plan (TO BE POSTPONED TO JULY 2, 2009)**

**Case #M 2008-42. Contenta Ridge Town Homes Final Development Plan (TO BE POSTPONED TO JULY 2, 2009)**

*There were no findings/conclusions to approve.*

#### **E. OLD BUSINESS**

1. **Case #M 2009-11. Vista Bonitas Phase II General Plan Amendment.** Linda Tigges, agent for Dennis Branch, requests approval of a General Plan Future Land Use Map amendment to change the designation of a total of 2.146± acres of land from High Density to Median Density Residential. The area is located on the vacated access for Calle Griego, north of Airport Road and south of Rufina. (Donna Wynant, case manager) (POSTPONED FROM MAY 07, 2009) (TO BE POSTPONED TO JULY 2, 2009)

*This item was postponed to July 2<sup>nd</sup> upon approval of the agenda.*

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*This item was postponed to July 2<sup>nd</sup> upon approval of the agenda.*

#### **F. NEW BUSINESS**

Ms. Brennan reported that in accordance with her memo dated June 9<sup>th</sup> to the Commission, she is asking the Commission to consider rescinding their decision to rehear the case regarding Villa Alegre, Case #M-2009-10.

Commissioner Gonzales asked what discussions have taken place with the applicant regarding the application.

Ms. Brennan explained that she addressed what she thought they should have brought forward.

Commissioner Gonzales asked what issues were addressed specifically with regards to the

quality of life.

Ms. Brennan suggested the applicant present a fresh start hearing and be more responsive.

Commissioner Gonzales clarified that this does not indicate support from the Commission.

Commissioner Lindell thought it was confounding how the applicant could have been so misinformed to think they were making a presentation that was merely a courtesy and had no standing.

Ms. Brennan stated that staff can take responsibility for that, but some projects are subject to City process and others are not. She said they are currently developing a matrix to show when matters need to come before certain bodies.

Commissioner Armijo agreed with Ms. Brennan. He had asked staff if they had reviewed the lease agreement and on that issue there was confusion on the part of staff and the applicant.

**Commissioner Armijo moved to rescind Case #M-2009-10 to rehear at a later date, Commissioner Bordegaray seconded the motion.**

Commissioner Gonzales asked at what point in the application process this is being brought back.

Mr. Brennan explained that it will be brought back as the final as it was heard. The case would be re-noticed as well.

Commissioner Gonzales hoped the applicant takes to heart the comments made.

Chair O'Reilly said should the Commission decide to rehear this case, the Commission can put any conditions on the case they see fit and it does not mean it will be approved.

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

- 1. Case #M 2009-12. 1615 Cerro Gordo Road Variance. Sommer Karnes and Associates, agents for Sandra Goodwin, requests variances from Section 14-5.6(F) to allow a pitched roof at a height of 16' within the Foothills Subdistrict Escarpment Overlay District. The property is also located in the Downtown and Eastside Historic District and is zoned R-1 (Residential, 1 dwelling unit per acre). (Dan Esquibel, case manager)**

Memorandum prepared June 10, 2009 for June 18, 2009 Planning Commission meeting by Dan Esquibel, Senior Planner, is incorporated herewith to these minutes as Exhibit "1."

Photos of the roof are incorporated herewith to these minutes as Exhibit "1(A)."

Letters of support are incorporated herewith to these minutes as Exhibit "1(B)."

ENN Meeting Notes dated April 22, 2009 are incorporated herewith to these minutes as Exhibit "1(C)."



Dan Esquibel presented the staff report included in Exhibit "1."

Staff recommends approval. The applicant has responded to the variance criteria. Staff review of the proposal has found supporting information to show that an easing or variance of the regulations as indicated within the variance parameters will not nullify its effects, purpose and intent of the code for the Foothill Subdistrict. If the Planning Commission approves this application, the staff recommends the following conditions:

1. The applicant shall comply with the provision pursuant to 14-5.2 (Historic District).

### **Public Hearing**

**Karl Sommer, 200 West Marcy, Suite 121, was sworn.** He explained that Ms. Goodwin has taken a property that has fallen into great disrepair and is trying to turn it into a gem. He explained they are asking for a variance to two rules. This is a hardship as there is a prohibition of pitched roofs and the height requirement in the ridgetop. There are many people here in support of this application. He said they can comply with the building codes. He asked people in support to stand up. He referred to the photos that showed the roof included in Exhibit "1(A)" and the letters of support included in Exhibit "1(B)."

**Susan Chmar, 791 Paseo de Florencia, was sworn.** She lives directly above and to the north of the property. She spoke on behalf of many of the neighbors. She wholeheartedly encouraged approval. In her opinion, the most historic thing to do would be to allow the pitched roof. This will improve the structure. They are all in favor. The increase in height will not block anybody's view.

**William Truce, 1230 Apodaca Hill, structural engineer, was sworn.** The existing roof is no longer viable. The scheme is one of the finest designs that could be put on the house right now.

Mr. Sommer added that the Historic Design Review Board would prefer this be pitched.

### **The public testimony portion of the public hearing was closed.**

### **Questions and comments from the Commission**

Commissioner Armijo questioned that the escarpment should identify wording for replacement as this is not an extension.

Mr. Esquibel stated that the code book identifies maintenance and repair, but within the escarpment overlay district pitched roofs are just not allowed. The effect of the roof combined with the history of the roof allows this to fall in the criteria, but typically this would not be allowed. As the height goes up on the pitch it is highly unlikely anyone will notice. This does not qualify as a maintenance repair.

Commissioner Armijo asked Mr. Rasch if he had any problems with this.

Mr. Rasch stated that staff is of the opinion that due to the age the Board will favor keeping this pitched.

**Commissioner Gonzales moved approval of Case #M-2009-12, Commissioner Lindell seconded the motion which passed by unanimous voice vote.**

2. **Case #M 2009-05. Northwest Quadrant General Plan Amendment.** The City of Santa Fe Housing and Community Development Department requests approval of a General Plan future land use map amendment to revise the designations of 540± acres to include approximately 122 acres in a mix of Very Low Density Residential (1-3 dwelling units per acre), Low Density Residential (3-7 dwelling units per acre), Medium Density Residential (7-12 dwelling units per acre), High Density Residential (12-29 dwelling units per acre), Neighborhood Center, and Transitional Mixed Use; and approximately 418 acres of Parks and Open Space. The property is located south of NM 599 and west of St. Francis Drive. (Lucas Cruse, case manager) (POSTPONED FROM APRIL 2, 2009 AND MAY 21, 2009)

*Items 2, 3, 4 and 5 were combined for purposes of staff report, public hearing and Planning Commission review, but shall be voted upon separately.*

3. **Case #ZA 2009-02. Northwest Quadrant Rezoning.** The City of Santa Fe Housing and Community Development Department requests rezoning of 540± acres from R-1 (Residential, 1 dwelling unit per acre) to PRC (Planned Residential Community). The Northwest Quadrant Master Plan adopted as a part of this rezoning includes supplemental Design Standards that vary from the Chapter 14 Land Development Code. The property is located south of NM 599 and west of St. Francis Drive. (Lucas Cruse, case manager) (POSTPONED FROM APRIL 2, 2009 AND MAY 21, 2009)

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Memorandum prepared June 10, 2009 for June 18, 2009 Planning Commission meeting by Lucas Cruse, Senior Planner, is incorporated herewith to these minutes as Exhibit "2."

Master Plan and application are incorporated herewith to these minutes as Exhibit "2(A)."

Comments dated June 18, 2009 from Jim Salazar, Stormwater Management Director, are incorporated herewith to these minutes as Exhibit "2(B)."

Finance Committee Meeting minutes from June 1, 2009 are incorporated herewith to these minutes as Exhibit "2(C)."

Public Works/CIP and Land Use Committee meeting minutes from June 8, 2009 are incorporated herewith to these minutes as Exhibit "2(D)."

Letter of Concern from Nancie Brodhead dated June 18, 2009 is incorporated herewith to these minutes as Exhibit "2(E)."

Six Myths about the Northwest Quadrant Master Plan dated June 18, 2009 is incorporated herewith to these minutes as Exhibit "2(F)."

Road connections proposed by the neighbors are incorporated herewith to these minutes as Exhibit "2(G)."

Tamara Baer presented the staff report included in Exhibit "2."

Conditions of approval are included in Exhibit "2."

### **Public Hearing**

**Kathy McCormick, Director of Housing and Community Development** introduced her team that has been working on this plan for ten years. She presented a PowerPoint presentation with information included in Exhibit "2(A)." She explained that this is a mixed use, mixed unit, mixed pricing point development. The 500 acre project will include 400 acres of open space. This development will include the holes in the housing gap with step up and workforce options. The intent is to keep people in Santa Fe because they will have options for housing that are affordable with an organic quality. One of the questions they asked was can the land be used for multiple purposes that benefit the community and have a commitment to conservation and stewardship. They asked what kind of development can be done with homes and commercial space and still preserve the landscape and its rich archeological history. What is the market for smaller sustainable homes with an emphasis on affordability? They considered public input, topography, financing, archeology and sustainability. The area will be accessible to support car free living with well connected trails and transit in an area that is close to the plaza. This will be a sustainable community through sites, water conservation, energy conservation and generation, green building materials and net zero model subcommunity. The intent is to get a development dedicated to public purpose, a new model for urban form that protects the landscape with 400+ acres of open space for Santa Feans. Through the open space there can be a restoration of wildlife and native plants with an awareness through stewardship programs for conservation and ARC easements. On the site analysis, the considerations were dedicated open space, highway corridor setback, ridgeline, escarpment on the south side, drainage ways, FEMA flood zones, archaeological sites, and a developable area.

**Claudia Horn, Design Workshop, was sworn.** She reviewed a location map explaining the history of the parcels being an early pueblo Indian settlement and Spanish land grant. She reviewed a future land use map for the area included in Exhibit "2(A)."

**Suby Bowden, 333 Montezuma Avenue, was sworn.** She thanked the community for all their input on this plan. She reviewed features of the site. She said in studying the project they looked at every aspect and opinion. This is not the typical subdivision. She gave an overview of the master plan. There is 70% open space including preservation of the dog park. They will develop east of Montoyas. There will be protection of the escarpment facing downtown. The south side looks to downtown and the north side will have the access to Ridgetop. There will be mixed use, mixed income housing with a focus on green building. The architectural styles are territorial and pueblo in traditional and contemporary materials. She spoke about the escarpment and sustainable issues for the development.

**Lynn DePietro, Housing Special Project Manager,** reviewed the conservation measures. Transportation is a major consideration. She wanted to make sure that everyone understood the City of Santa Fe is not the developer. There has been a suggestion to develop this as a TID or PID so the developer can make this financially viable by using these tools. The financial projections were made to current market conditions. She showed a comparison of revenue from 2007 to 2009. She reviewed the traffic improvements to be done in 2013 and possibly 2030 including four lanes of traffic.

Ms. Horn reviewed the variances requested. The escarpment Ordinance Variance; the ridgetop road alignment allows for road connectivity, minimizes disturbance to existing vegetation and terrain and preserves open space areas. She showed the existing ridgetop, the road would overlap the existing easement as much as possible. She reviewed the areas with over 30% slopes in the escarpment and showed the area of disturbance.

*The Commission took a ten minute recess at this time.*

**All those that wished to speak were sworn in mass at one time.**

**Nicole Dejurenev, President Casa Solana, 201 Alamo Drive, was sworn.** She noted that they are consultants with their own panel of experts including legal, planning, land use, sewer, financial and real estate broker and developer broker. She felt the resulting traffic from the proposal would create a funnel of traffic down a small narrow street. She reviewed the map included in Exhibit "2(G)." The neighborhood feels the map represented an equitable solution and alternative to the issues raised with the traffic going through their neighborhood. The traffic would be funneled down Buckman or Paseo de Vistas and then down Torreon onto West Alameda. Torreon was designed to handle traffic and is owned by the City for a good portion. The homes on Cruzitas are 20 feet from the road. Their proposal is to dead end Cruzitas just above the dog park which enables the dog owners to use their usual route.

The next issue Ms. Dejurenev discussed was the sewer. Pumping sewer uphill through a sewer line that is 50 years old and meant for 800 homes is a problem. The house connections are made of reinforced paper products so that could blow open easily. The sewer already serves 1600 homes rather than the 800 it was planned for. The sewer is being repaired weekly as it is and the basic homeowner policies do not cover it. The City only covers \$100,000 per incident. She then questioned the variances issue. The City Council rejected minor variances on La Triada so she does not see how they can grant these major variances. City Code requires the developer to hold an ENN to explain these. The Northwest Quadrant is unfeasible in this

current economic climate according to many experts including Michael Halsey. The proposal to bridge the \$20 million gap includes homeowner incentives, federal grants, reducing affordable housing from 37% to 30% and this translates to just over 200 affordable homes. She reviewed the deal with the school district which should have resulted in \$30,240,000 not \$5 million based on recent sales figures. This is not an affordable housing development, but a developer giveaway.

**Chris Fischer, 20 Tano Vida, Tano Road Neighborhood Association, was sworn.** He said their association objects to any amendment to the general plan until the 599 Corridor Traffic Study is completed. This is based on issues that the current assumptions are inaccurate and incomplete. In their view, they are treating the traffic as if it were a self contained entity. What occurs on the interchange is a shortcoming of traffic studies which are prepared. It may be convenient and the endorsing scenario is the least cost approach. The shortcomings of scenario A are obvious and drastic and it forces traffic into a single entrance access. Ridgetop Road was never designed to be an interchange. This is access for a local neighborhood, not a regional interchange. He said restriping Ridgetop Road was suggested and this was already evaluated in 2005 by private consultants and they considered this possibility, but eventually rejected it. Signalization warrants are specific calculations and probably not going to happen until 2030. The condition that exists is that the stacking cue is deficient on Ridgetop Road creating a traffic hazard. None of the scenarios address the merge. Ridgetop Road does not meet NMHA standards. The real problem is the distance is 2000 feet, so they meet oncoming traffic. The exit is not long enough and the storage lane cue is going to put traffic out onto oncoming traffic from 599. He noted that to put all the new traffic and then to combine this with the existing conditions is an accident waiting to happen. The realities of the contributing population clusters around Tano Road were not considered. There are 400 property owners and families in Tano Road with one access. Camino de las Montoyas is deficient and Ridgetop is used more because it is safer. Thornburg Mortgage will be moving up to this area. This combines to become a complicated regional traffic safety challenge that requires actions and solutions now. This issue cannot be resolved as part of a localized master plan review. This affects those living all up and down 599 as there are also dangerous at grade crossings. None of the scenarios address the stacking issues, the merge hazard or the non-contiguous population. The bottom line is they need more access points even just for emergency access services. He thanked Commissioner Vigil for her concern and help with the traffic issues. A task force has been formed to meet the needs and concerns of traffic management and safety along 599. He said it would be more cost efficient to wait until the 599 traffic studies have been completed and the plan needs to be integrated with those study results.

**Valerie, 887 Camino, representing Santa Fe Estates Neighborhood Association, was sworn.** She was concerned that the other half of the Northwest Quadrant will also be developed. The land designation has changed and there is no reason to believe that the other portion may not also. The neighborhood would like to see it returned to open space. The neighborhood wants the traffic plan reconsidered. The plan does not share the burden of traffic created and it is not fair that one neighborhood should take the full impact. There needs to be multiple access roads in addition to Ridgetop Road. The Northwest Quadrant needs to use a land trust to guarantee the open space remains as such.

**Marilyn Bane, Old Santa Fe Association, was sworn.** She said at the Board meeting on Monday they took a vote comprised of 17 members on the Board from all walks of life. Not one member lives in this area of the proposed development. They are merely concerned with the growth and development of Santa Fe. The Association asked her to urge the Commission to please not recommend the master plan for the following reason that the City is not technically

the developer, but the City is bringing the development forward because there is no other developer that will touch this plan. She said it is not feasible to make more than a 5% return on investment. They are appalled that the affordable housing portion has been reduced. This plan should have been looked at in such an in-depth way that it would not be proposed the way it is. She said if the City feels the plan is viable then it should be put on the shelf until developers will come forth and actively get involved in doing this. If the City approves a developer they will want parts of this plan changed. There is no reason to believe that the plan can be workable. After all the care that staff and Council went through during the budget process to go through and do this when so many other variables come in does not do service to this project. This is not an acceptable plan and the Board is asking the Commission to not approve the proposal.

**Debbie Jaramillo, 148 Bob Street, was sworn.** She commented that she was at one of the very first meetings on this project and chose not to participate in any more hearings because she believed it would give her a better picture when the project was proposed. She does not believe this project is about development and design. This is an issue of politics at its worst. She understands the Commission's charge is to look at chapter 14 and they are not the political body that needs to hear what she has to say. This is nothing more than a political battle with a few benefiting at the expense of many. This project has been pushed much too fast because somebody has the will without addressing any of the true concerns. The bottom line is that staff made a presentation saying that this was a land grant given to the citizens. Every time this project was shut down it was because there were enough people that considered this community land. She suggested this be put to the people to vote on what happens to this land. She reminded everyone that they are not a home rule city, so they do not have to have things shoved down their throat. They also have the power of initiative. In her opinion, nine people should not be allowed to make this decision. There is only one Councilor not supporting this and for once she agrees with Councilor Bushee. She asked the Commissioners to think about the values of the past.

**Pat Simons, 423 Alamo Drive, was sworn.** The \$18 million stated is not a worst case scenario. The history of construction is cost overruns. There is a \$40,000 grant that will be provided with the down payment, although there are hundreds that cannot sell their homes right now. This could solve the affordable housing issue now. The presentation is fraudulent showing the coyote. The entire presentation proves that the city is not interested in affordable housing. People do not want to wait 15 years to be able to have a home to raise their family in.

**Brian Harrington, 222 Las Manzanitas, was sworn.** He has concerns about traffic impact and water availability. The residents of Casa Solana are being accused of bigotry and that is not true. He asked them to kill the project and put that aside. There is a brand new ghost campus in the middle of town and a hazardous, toxic waste dump in the middle of town. The low income housing on West Alameda is empty. There are many holes in the center of town that need to be filled and could be done so easily. At the intersection of St. Francis and Las Cruzitas, there is a bridge that needs to be improved. There is no talk about how the existing infrastructure will increase. He asked them to not assume proponents to this fear the poor.

**Marty Cohen, 774 Camino Francisco, was sworn.** She has been consistently amazed that a project of this magnitude would only have one access road. The improvements in 2013 will be needed no matter what and this proposal will only worsen the situation. This is already a dangerous situation from 599 to 285.

**Hank Hughes, 4 Victorio Peak, New Mexico Coalition to End Homelessness, was sworn.** He favored the project for a number of reasons. They will need many different options to end

homelessness. It is true there are many houses for sale, but this will not be the case forever. The economy will not stay in recession forever. He can tell thought was given to preserving open space and making this a nice livable area. He thought it was more desirable to mix the housing in and not keep it on the south side of town.

**(Inaudible) 3 Montecito, was sworn.** This would impact everyone in the area. She agreed with everything said. She hoped the Commission does not approve the variance especially the 30% grade. With only 1% of the land being in something sustainable they are not doing the green thing.

**Roxanne Night, 404 Graham Avenue, was sworn.** She moved to Casa Solana 25 years ago. She agreed with everything said and would like to add a historical factor. They were fortunate enough to get the City to agree to put a painted crosswalk behind Gonzales, although they tried to get a sidewalk in for the kids going to school and the City was not willing to do this. They have people in danger walking to the dog park. The City does not have her respect or trust because they will not take care of the infrastructure needed. She hoped the Commission considers this and not move forward until there is the financing.

**Keith Sol, 218 Conejo Drive, was sworn.** He feels safe enough in the Casa Solana neighborhood to allow his child to ride bikes and walk to school along with others. There is a good mix of elderly and young. It is a delicate balance and he wants to make sure the neighborhood stays good. These ideals have not been applied to the adjacent neighborhoods or the Northwest Quadrant. He feels the City has been dismissive about traffic concerns in the neighborhood. He hoped this project is not approved. He did not think this was the best use for city land. He asked that no access be granted to Caminos de las Montoyas. He understood the variances have to go through the ENN process and believed the City has to follow that.

**Joyce Roberts, 738 Camino Francisco, was sworn.** She supported the words regarding the access. She commented that the merge going north on 599 is also very dangerous.

**Steven Prinz, 123 Camino de las Cruzitas, was sworn.** He was surprised to find this on the agenda as two weeks ago the pro forma budget was rejected with the traffic plan. There appears to be no support from the city government. This is not the first time that development was proposed in the area. In the 1970's the development was shelved and the land set aside for open space. Only in the City Different has he heard that the way to preserve environment is through development. If the developer has a shortfall then the public financing will be an issue. He asked the Commission to reject this once and for all so this project cannot rise again.

**Ronald Miller, 813 Calle David, was sworn.** He agreed with the traffic concerns. He commented on the variance proposals. He said if given the same consideration as the case heard earlier, they would reject the variances on this project very quickly. He said the Fire Station North of 599 was proposed and it appears to be a bait and switch.

**Garcia, #8 Montoyas, was sworn.** He said in the four years that he has been coming to these meetings; nobody from the City has come to visit them to check on this. He questioned who would take care of the traffic and Casa Solana is not the only area concerned. He said nobody seems to want this as the people who supposedly support this are not present. He asked where the councilors are that support this project besides Councilor Dominguez. He did not understand how the Commission could vote for this when the majority of people present opposed the project.

**Robert Hake, Calle Sombra, was sworn.** He commended those that prepared the project. The fatal flaw is how the traffic will come down. There are problems with scale and timing. He agreed they need to look closely at how the traffic can be changed. The variances and what they are asking to do to Casa Solana should be considered with alternatives studied.

**Campbell, 1117 North Luna Circle, Casa Solana, was sworn.** She attended a lot of similar meetings for 599 and again Casa Solana was defending their neighborhood. The people from Tano Road were pitted against them and now they are pitting neighborhoods against neighborhoods over the same issue. She said the traffic should have been addressed when the 599 exits were designed. She said additional roads are the only solution. If they cannot come up with funding for these roads as part of the project then they should not proceed.

**Ed Rosenthal, 479 Airport Road, was sworn.** He said he is the Director of Enterprise Community Partners organization that has focused nationally in providing support of affordable housing. His company invested over \$100 million into housing in the New Mexico area. He sees the need for step up housing and workforce housing. No project is as ambitious as this is in providing affordable housing.

**Janet Stoker, 1118 North Luna Circle, was sworn.** She was a citizen volunteer in the late 70's. She was Chairman of the policy board that adopted the escarpment ordinance. She served as a participant on the northwest sector planning committee. This was planned to be a diverse community, but they hit a major snag as the ground waters would be aggravated by development and would go down the hill creating very hazardous leachates. She said they were disturbed but the recommendations were that it was best to leave this as open space. She believed the conclusions are probably substantially true at this time.

**Michael Rodriguez, 123 Solano Drive, was sworn.** He believed this project should probably die right now if it possibly can. He said they should step back and decide what the best use of public land is. Public land should not be for the use of some but all. There is no longer forever public land. This is an opportunity for all of Santa Fe. He added that the City should stay out of developer business. There is always some large percentage that does not want this. He asked for those opposed to raise their hands.

**Yolanda Rowen, 915, Casa Solana, was sworn.** This meeting was postponed twice so there was plenty of time to meet with the neighbors. The ENN meeting was not informative. There are many questions that have still not been answered and now they only have two minutes to speak. Nobody has talked about the schools. Gonzales cannot handle more students as they have gone to pre-k through 8. The city is the applicant and has no idea who the developer will be. She asked if any other developer came with this plan if they would approve four variances. She has never heard anyone opposed to affordable housing, so some of the media stories are not accurate. They have a large mix of housing in her neighborhood and it works well.

**Howard Turner, 13 Calle Dorothea, was sworn.** He supported the other speakers suggesting using this as open land especially putting it in a trust.

**Rick Martinez, 725 Mesilla Road, was sworn.** He said the water rights have been set aside for this, but now the city is going back to buy more water. When they did the deal with the schools, the school got a good deal. He added that they can move the affordable homes throughout the property and if they sectioned off the affordable homes, the Commission would deny anyone else. He said there is no guarantee what will be placed on this property. The



variances were shown without any designs. He added that the City has not approved any traffic plan and there is really no downtown connection.

**Welch, 123 Camino de las Cruzitas, was sworn.** She agreed with everything said.

**Melinda Weller, 15 Malaqua Road, was sworn.** She said they do not want to have Camino de las Montoyas shut down. Her solution was to cut off the entrance and create a new entrance to the dog park. She pointed out that this is a major egress for workers from Albuquerque. People go from the left lane into the right lane to prevent traffic. The affordable housing is not affordable in her opinion. She thought the lower part of Torreon could be developed as affordable housing, but this is too much. She agreed there are serious ecological problems.

**Amy Bowen, 106 Graham Avenue, was sworn.** She loved the project and thought it was beautiful, but it seems crazy to be where it is. She lives close to Casa Solana and it appears they are creating this beautiful place that is Casa Solana and then they will break up an area that is already there. She thought the idea was beautiful, but just did not see how this could happen in that area. One of the reasons they made a dog park is because the water was too expensive to irrigate the area.

**Trujillo, Camino de las Montoyas, was sworn.** He said what they need is more arteries and access into town. This was closed and torn up once before and it cost more to re-open.

**Stephen Garren, 2657 Camino, was sworn.** There are issues against the project. He works with 20-45 year old people. He said if they can set aside affordable and step up housing that is a huge benefit to the community. Families are trying to be employed and stay in the area. He encouraged the Commission to look at that component and find ways to solve the problems.

**Nancy Faye, 728 Mesilla Road, was sworn.** She thanked everyone for their hard work and the four years spent on this plan. She thanked them for continuing the legacy of no restraint to funding. She thanked them for putting private debt as part of the tax burden. She thanked them for believing in ghosts and building a ghost subdivision with ghost funding. She thanked them for offering to improve the land degraded by hikers. She thanked them for the three story buildings and small, green homes mentioned. She thanked them for including the existing dog park as part of the open space. She urged the Commission to vote against this unsustainable plan.

**Gala Becketl, 1813 Condor Road, was sworn.** She supported this master plan. This is a new urban form needed to avoid sprawl. For too long they have been restrained by the 1950's planning. This has led to more low density sprawl, increasing traffic, unhealthy lifestyles and an unhealthy city. They need affordable housing on the north side. She said they have to share the burden of affordable housing. Infill is not supported by the immediate neighbors. This plan is not perfect, but it deserves a chance to succeed.

**Becky, 7674 Buckman Road, was sworn.** She agreed that people have done a lot of work on a beautiful plan and the infrastructure needs to be worked on. She hoped this would be denied.

**Bruce Geiss, 2011 Botolph Road, was sworn.** He was asked to speak as the neighboring developer in the Northwest Quadrant. Affordable housing is a tough issue. There is not an easy solution to any of the affordable housing issues. It all costs money and is all financially and socially challenged. He asked for patience on this project as it has the workforce element that has been missing. This is a 70% affordable project. The concept is important. He has

tremendous support for the team. He knows the planners behind this could not be more thoughtful or passionate about affordable housing and planning. He said it is not easy to say the plan will not work. He supports affordable housing on the north side and he supported the plan although it is financially challenged beyond what is shown. He commented that they need to find a way to solve this with other programs. His ultimate support is conditional on a logical, rational plan on connectivity that does not rely solely on Ridgetop Road and to the standards just as would be required for a private developer. He noted that plan A was never the preferred way to connect to the City.

**Faith Garfield, 200 Alamo Drive, was sworn.** She felt strongly that this should not be approved for all the reasons stated. She would like to see the City, Planning Commission and citizens find a new paradigm for affordable housing. She wished they took all the money that has gone into consulting, planning and all these costs and used that to subsidize some of the homes for sale to avoid sprawl and encourage housing.

**Steven Prinz, previously sworn,** did not think this debate is about affordable housing, but using land where the infrastructure exists.

Ms. McCormick responded to the sewer. Wastewater staff cleaned the roots and ran a camera through and said there would be improvements made and that the lines could handle this. She agreed that the project is not financially feasible without aid and they do not believe that a developer that is looking to make a huge return on investment will take on this project. The developer or developers will be selected through city review and procurement processes. She anticipated that this could take well over a year. The land value was based on the buildable land when the City negotiated with the school district. The affordable housing has not been reduced. The project is developed with public purpose which is unprecedented anywhere in the country; the flux is what should be step up and what should be affordable housing. They have identified a gap and believe the developer might require using a bond or other source of revenue, but the city would not issue that.

**Carmen Silva, 360 East DeVargas, traffic engineer consultant, was sworn.** She said with regards to the development surrounding the northwest quadrant not being included in the analysis, she clarified that this was based on the study on the MPO model which takes into account the entire city and the planned development. She was aware of the weaving along 599 and this was included in the report. The analysis is based on not only the current traffic condition, but the proposed conditions. The cue analysis on Ridgetop Road came to the conclusion that the bridge be widened so there was an additional cue provided.

Ms. McCormick pointed out that all variances were noticed and read into the record at the meeting in August.

**Nicole Dejernev, previously sworn,** stated that variances were not brought forth at the ENN. She said if they think the sewer is so terrific then the City needs a bond to cover the homeowners. She did not think \$350,000 for a step up house is considered affordable. The land is undervalued and not all the information is accurate.

**Ms. Rowen, previously sworn,** said this is why she says the public input needs to be better. It is not sufficient to say that the sewage will be okay. She wanted to know where else this standard is being applied and is working.

**Mr. Harris, previously sworn, said the wastewater is an issue. He said it is not the purpose of the Planning Commission to be concerned with the mental health of the citizens.**

**Mr. Simons, previously sworn, was still concerned with the sewage issues.**

**Mr. Rodriguez said they need to find creative ways to finance affordable housing. He said if they cannot do this right they should not do it.**

**Ronald Miller was concerned with the placement of the road.**

**Marilyn Bane referred to the report from Michael Halsey.**

**The public testimony portion of the public hearing was closed.**

**Questions and comments from the Commission**

**Commissioner Armijo understood this does not include the full infrastructure cost and impact on affordability. He did not think these were all the costs anticipated.**

**Ms. McCormick reported that the financial analysis was done prior to the Finance Committee meeting. Public Works acknowledged the need for widening the bridge, so they are now putting that into the feasibility. The pro forma has several areas that show what the cost would be to homeowners associations.**

**Commissioner Armijo asked Ms. Blackwell if there is a waiver of escarpment regulations and wanted an explanation.**

**Ms. Blackwell said there is a memo addressing this; exhibit B from Charlie Gonzales and also herself. She added that the new escarpment map update is now being worked on. She said they do not know what the new policies will be although they are being looked at.**

**Commissioner Armijo asked if the variance in the escarpment is for the alignment of the road.**

**Ms. Blackwell stated that the specific variance for escarpment is due to a PNM substation requiring the road to take a certain route. She stated that they support the concept, but do not have the detail they would normally have with certified slope and tope. There is a variance to the heights which is actually a conceptual design further on.**

**Commissioner Armijo commented that the intent of the ordinance was to stay off the ridgetop and minor variances have been rejected, so this seems out of the ordinary. The terrain management will have up to three story buildings on the slopes.**

**Ms. Blackwell explained that they do not have the certified slope and tope that meets the City code requirement and based on the general information it is difficult to determine if the variances being requested meet the hardship criteria as there is not enough detail. Regarding the issue of the slope disturbance and other areas that say the code says they cannot put structures on; these areas are for utilities and access only. The request is to generally grade the areas and at a later time they will show a more specific design.**

**Commissioner Armijo said this seems like an open variance. He asked what the demographics are on the affordable units.**

Ms. McCormick explained that 30-37% entry level homes for up to %100 of the AMI equates to 200-250 homes. Some of the city's own funding can go up to 120% which is also available city wide. Entry level homes will match the homes program being 600 to 1250 square feet.

Commissioner Armijo commented that there was a letter from Bobbie Gutierrez stating that the city has waived the affordable housing requirement for the 25 acre parcel. He was not sure if that is keeping with the intent of the ordinance.

Commissioner Gonzales said it is his belief that affordable housing belongs in all neighborhoods and he thanked staff for working so hard on this project. He appreciated the desire for affordable housing on the north side of town. He said it is their duty and obligation to judge according to Chapter 14 including when the applicant is the city staff. He said how can they ask developers to abide by the code and then grant major variances to the city. Given that this area is the last piece of land in the original Santa Fe grant, he questioned how they can respect the grantor. In his opinion that is not done by granting variances. He said some of this development will be viewed from the downtown and he asked who likes to see Zocalo. This includes over 770 new homes with a 48,000 square foot commercial center and 70,000 square feet of mixed use with one single point of access. This Planning Commission has demanded multiple access points for far smaller developments of ten homes. He did not agree with some of the plans to finance this project. The application has innovative urban design and conservation measures which are measures left out of Tierra Contenta. This plan falls short of his expectations and he believed they could do a better job with the plan.

Commissioner Lindell said she keeps reminding herself to turn a blind eye to the fact that the city is the applicant. This is a large project and master plan. She referred to the resolution. There is a sizable gap that needs to be filled to make this financially feasible. She asked how the TID would work and how the homeowner would be affected.

Ms. McCormick explained that a TID is a tax improvement district. The GRT is paid at the time of sale and realtors pay when they sell. She said they could take a portion to issue a bond. The City Council would have direct using the money for the GRT and how that could be used. It is different than general GRT or a property tax. There are other options out there that may be looked at in the future.

Commissioner Lindell referred to the conclusion section and asked if this is from Halsey or staff inferred this from the study.

Ms. McCormick stated that these are staff conclusions.

Commissioner Lindell asked if the MPO is undertaking a regional traffic study.

Mr. John Romero explained that the MPO is involved. The DOT is doing three studies with the intent of identifying needs and prioritizing transportation funding, when completed this will be presented to the MPO so it can be included in their 20 year plan. The purpose is to maintain the intent of 599 as a relief route by upgrading the interchanges and looking at signals to meet the goal.

Commissioner Lindell referred to resolution 2006-1, the last section states that the recommendations of the safety study are incorporated into the Northwest Quadrant master plan. She said if the plan is not completed then it can't be incorporated. She asked how they know the traffic plan is viable.

Mr. Romero commented that the corridor study is not intended to say what the appropriate land use is.

Commissioner Lindell found a typo that says the housing needs assessment was in 1997, not 2007. Ms. McCormick agreed to correct this.

Commissioner Lindell did not understand why it states no specific development will occur as a result of these applications.

Ms. Baer clarified that they are not approving a specific application as those would come back from the developers.

Commissioner Lindell asked what the process or precedent is for granting conceptual variances.

Ms. Baer stated that this came up in the master plan for Tierra Contenta. Now, they are more precise. Conceptual roads were shown and when specific developments happened it was deemed that it was approved as a conceptual plan to cross the 30% slopes.

Commissioner Lindell expressed great concern with granting a conceptual variance.

Ms. Baer stated that if they approve this it does not come back except in a specific subdivision plat the area of the variance would be depicted.

Commissioner Lindell had never participated in a conceptual variance before. She referred to resolution 2008-89 and the step up fee based on market value of acquisition of water rights up to \$10,000. She asked Ms. McCormick to address this.

Ms. McCormick stated that this is included in the base home price. She said they knew they needed to do something to make this attractive.

Commissioner Lindell asked how this affects the price.

Ms. McCormick said this just makes sure that the water is there for the step up houses. She anticipated that there will be some changes to the escarpment and terrain management ordinance so the intent is that this project can be grandfathered in which is the reason they have made a conceptual request for something that has not been designed completely.

Commissioner Lindell stated that the General Plan and Future Land Use maps show Las Cruzitas as a road to be connected. She asked for clarification on what this means.

Ms. Bowden stated that she was on the Planning Commission during the writing of the general plan. Casa Solana requested to have their neighborhood cut off to the north. When the General Plan was approved this connection did not exist, but it came later in 2004 and was then approved by a later Planning Commission. It was discouraged by the Fire Chief because if a fire occurs and goes uphill the houses at the top need a way to get out. This has been a long standing debate.

Commissioner Lindell still questioned why this is on the future land use map.

Ms. Bowden said it has been shown since 2004 when they added the triangle designating the connection.

Commissioner Lindell asked if this was considered through the design process.

Ms. Bowden said this was presented as part of many discussions and the homework group as well as the ENN. Not connecting traffic to Montoyas would be a decision the City would need to make.

Commissioner Lindell asked to see the area where there will be four story buildings.

Ms. Bowden referred to the design standards on page 65. There were two sites selected where a very small tower would project up.

Commissioner Salazar asked what the process would be if a builder wanted to do something else.

Ms. Baer explained that they would have to come back through the process to the Planning Commission and City Council for amendment to the master plan.

Commissioner Salazar stated that it looks like there is a significant backfill in the Arroyo de Las Trampas. He asked if this is considered a no fill zone.

Ms. Blackwell pointed out that there are no detailed grading plans so she cannot respond in detail. The FEMA map flood plains are on some of the arroyos. It is hard to comment without the specifics.

Commissioner Salazar asked how many people are waiting for affordable homes.

Ms. McCormick said roughly 200 are actually qualified. She reviewed the homes that will be coming on line.

Commissioner Salazar asked if it has become tougher to get qualified.

Ms. McCormick stated that the training ensures that credit scores are high, so it is not too hard for most people. Debt ratios have been higher which can be a problem.

Commissioner Salazar questioned if there are other local governments that have taken on a project of this size.

Ms. McCormick referred to a project in Denver with 350 homes and mixed income that has worked well. This project is sold out. There is risk in everything. She added that they do not recommend going out immediately for an RFP. She said there are very few projects that have this much affordable housing. She used Tierra Contenta and the Galisteo Basin as examples.

Commissioner Salazar asked if the developer would have to bring water rights along with the TID.

Ms. McCormick replied that the water is for the market rate homes and the TID is just a suggestion to close the gap.

Commissioner Salazar asked what building standard they will use.

Ms. McCormick said it will be Silver. They will use green building and can choose the passive solar option.

Commissioner Salazar understood that this should be self sustaining.

Ms. McCormick explained that the commercial space is sized to run on 750 homes supporting it.

Commissioner Salazar asked what acre feet of water they are proposing to use.

Ms. McCormick commented that Tierra Contenta is .15 so they believe they can be at .18 or lower.

Commissioner Salazar asked if there is a potential to open Las Cruzitas.

Ms. McCormick said this could take the traffic off of Ridgetop. She reminded them that there is a long view and a shorter view.

Commissioner Salazar recalled the stack up at 550 onto I-25 in Rio Rancho when he lived there and wondered if this will occur.

Mr. Romero said the study is based off of projected traffic and shows that will not be a problem. He compared this to 550; the reason that area backed up was that there was one right turn lane for those that needed to get to Corrales, Rio Rancho and Bernalillo. The numbers used included all the existing homes and no stacking problem was identified.

Commissioner Bordegaray commented that she takes this project seriously. It is their responsibility as commissioners to review this project based on the law and land use regulations. They do decide based on the facts but also on their values as well. She viewed this case as mind boggling in scope, but it is an opportunity. Because this case involves community land it is hard to be united as this is not the highest use of the land. It is the job of elected officials to make decisions as a whole. The community needs housing that is affordable in all the areas and it is like pulling teeth to do it. She said she has listened and believes that this is a different kind of project. She falls in the category of step up housing and is unable to step up, but she feels as a planner a professional responsibility to support step up housing. Planners create the long view and "no" is not always the answer, but they have to shape this appropriately. She did not think this plan should go through as currently proposed. She had serious concerns with the connectivity. She commended staff for the coordination and long range planning. The Commission is not the end of the line. City Council will make the policy decision. She said this needs to be about the city as a whole and not where she would prefer to see the open space. She wanted to see further discussion and planning done on this project. She asked if Commissioner Vigil actually formed a task force.

**Ellen Holmes, Tano Road Association,** said they were part of the original investigation of this resolution and it is to form a citizen's task force to work with the MPO when they receive all the studies. There are representatives from 599 to 285.

Chair O'Reilly asked if the PRC zoning requires accompaniment of a master plan and if so if the master plan expires.

Ms. Baer stated that the PRC zoning does require a master plan, but typically this is part of another application so the rezoning would govern. The rezoning can expire and can be brought back for reconsideration.

Chair O'Reilly stated that in the county master plans expire in five years.

Ms. Baer reported nothing like that. There is a vague use and it is not a stand alone document as is required with some other action.

Chair O'Reilly agreed that this project cannot go through as it is designed without adequate connections. There would have to be at least two connection points. There are many assumptions he noted that he had a real problem with. He also wanted to see a new paradigm on how they deal with affordable housing and he was not sure if building more is the answer. He wondered if this is the best way to spend \$30 million when very recently they have been presented with the opportunity for infill which is the College of Santa Fe which has no terrain problems, has excellent access, and could provide affordable housing. This area is the dead center of town with existing utilities and amenities. He did not favor this property becoming open space, but he thought it should be kept as open space until it can be properly developed.

Commissioner Armijo believed the citizens should decide. He did not like that the city on the tract traded with the schools removed themselves from the ordinance. He said they would not allow any other developer to have some of these variances.

**Commissioner Armijo moved on Case #M-2009-06 that they not approve the escarpment variance. Commissioner Gonzales seconded the motion which passed by a 3 to 2 voice vote. Those Commissioners voting for: Armijo, Gonzales and Lindell. Those Commissioners voting against: Bordegaray and Salazar.**

**Commissioner Armijo moved to deny Case #M-2009-8 Terrain Management Variance, Commissioner Gonzales seconded the motion which passed by majority voice vote of 4 to 1. Commissioner Bordegaray voted against the motion.**

**Commissioner Gonzales moved to recommend denial of Case #M-2009-05 General Plan Amendment to the City Council, Commissioner Armijo seconded the motion.**

Commissioner Salazar wanted to support the project. He thinks this could be a good project if they had more time and he did not understand the rush. He did not know if this would take all the money for the infrastructure, but it is hard to approve with this much of a deficit. He appreciated the work staff did and they did a good job with working with what they had. One access point into this development cannot be safe. He suggested postponing.

Chair O'Reilly agreed that staff did an outstanding job with what they were given. He wanted to support a project like this also.

**The motion passed by majority voice vote of 4 to 1 with Commissioner Bordegaray voting against the motion.**

**Commissioner Gonzales moved to recommend denial of Case #M-2009-02 to the City Council, Commissioner Lindell seconded the motion which passed by unanimous voice vote of 5 to 0.**



**G. BUSINESS FROM THE FLOOR - None**

**H. STAFF COMMUNICATIONS**

Ms. Brennan explained that they heard the final development plan for re-approval at the last meeting and when the applicant went back to their books they realized that they had exercised the development plan and did not need an extension or re-approval so will be withdrawing their application.

**I. MATTERS FROM THE COMMISSION**

Commissioner Salazar commented that this was a hard vote to make.

Chair O'Reilly thanked the Commission for the review and time spent on this hearing. He reminded them that there will be a presentation to Commissioner Lopez on July 2<sup>nd</sup> and the Mayor has appointed a 9<sup>th</sup> commissioner for the next meeting, although it has not been formally announced.

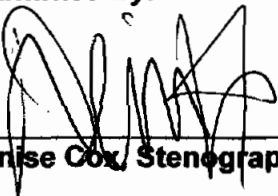
**J. ADJOURNMENT**

**There being no further matters to come before the Commission, and the Commission having completed its agenda, this meeting was adjourned at approximately 12:25 a.m.**

**Approved by:**

\_\_\_\_\_  
**Chair Matthew O'Reilly**

**Submitted by:**

  
\_\_\_\_\_  
**Denise Cox, Stenographer**