



# Agenda

DATE 7/17/09 TIME 1:55 pm  
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## AMENDED

### **PLANNING COMMISSION FIELD TRIP**

**JULY 23, 2009 – 6:00 P.M.**

**Meet at site (3823 Old Santa Fe Trail)**

- A. ROLL CALL**
- B. FIELD TRIP**
- C. FINDINGS/CONCLUSIONS**

Case #M 2009-05. Northwest Quadrant General Plan Amendment.  
(POSTPONED FROM JULY 16, 2009)

Case #ZA 2009-02. Northwest Quadrant Rezoning. (POSTPONED FROM  
JULY 16, 2009)

Case #M 2009-06. Northwest Quadrant Escarpment Variance. (POSTPONED  
FROM JULY 16, 2009)

Case #M 2009-08. Northwest Quadrant Terrain Management Variance.  
(POSTPONED FROM JULY 16, 2009)

**NOTE: The Commission will visit the site of the following cases. No testimony will be taken and no decision will be made. Discussion is limited to factual information only.**

1. **Case #S 2009-02. Mirasol Preliminary Subdivision Plat.** JenkinsGavin Design and Development, Inc., agent for McDowell Construction requests preliminary subdivision plat approval for 13 lots on 22.83 acres. The property is located on the east side of Old Santa Fe Trail north of Zia Road and is zoned R-1 (Residential, 1 dwelling unit per acre). (Donna Wynant, case manager)

## **D. 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.**

**MINUTES OF**  
**CITY OF SANTA FE**

**FIELD TRIP**

**PLANNING COMMISSION MEETING**

**July 23, 2009**

The meeting was convened by the Chair at approximately 6:00 PM at the entrance to the property. In addition to the Commission and staff, approximately 12 members of the public were present.

**ROLL CALL**

**MEMBER PRESENT:**

Matthew O'Reilly, Chairman  
Reuben Montes  
Signe Lindell  
Estevan Gonzales  
Ken Hughes  
John Salazar, Vice-Chairman  
Dolores Vigil  
Boni Armijo

**MEMBERS ABSENT:**

Angela Schackel-Bordegaray

**STAFF PRESENT:**

Kelley Brennan, Assistant City Attorney  
Tamara Baer, Planner Manager  
Charlie Gonzales, Technical Review Coordinator  
David Rasch, Supervising Planner, Historic Preservation Division  
Noah Berke, Project Specialist

**FINDINGS/CONCLUSIONS**

**Case #M 2009-05. Northwest Quadrant General Plan Amendment.**  
***(POSTPONED FROM JULY 16, 2009)***

**Case #ZA 2009-02. Northwest Quadrant Rezoning.** ***(POSTPONED FROM JULY 16, 2009)***

**Case #M 2009-06. Northwest Quadrant Escarpment Variance.** ***(POSTPONED FROM JULY 16, 2009)***

**Case #M 2009-08. Northwest Quadrant Terrain Management Variance.**  
***(POSTPONED FROM JULY 16, 2009)***

Chair: We are going to start with the findings and conclusions. Did all the commissioners receive the emails and review them?

Commissioner Gonzales: I didn't receive the minutes and can't approve.

Commissioner Vigil: I wasn't at the meeting as well.

Chair: You still get to vote.

Commissioner Gonzales: I move to postpone until staff can provide more information.

Commissioner Lindell: I second.

Chair: The minutes are on the website for you to view. The August 6 meeting is cancelled and the next meeting will be on August 20.

Commissioner Gonzales: I move to postpone of the 20<sup>th</sup>.

Commissioner Lindell: Second

**Case #S 2009-02. Mirasol Preliminary Subdivision Plat.** JenkinsGavin Design and Development, Inc., agent for McDowell Construction requests preliminary subdivision plat approval for 13 lots on 22.83 acres. The property is located on the east side of Old Santa Fe Trail north of Zia Road and is zoned R-1 (Residential, 1 dwelling unit per acre). (Donna Wynant, case manager)

The Planning Commission then were loaded into the City Van and transported to the starting location. The applicant then oriented the Commissioners to where their location was on the packet. The applicant showed that we were at the first curve near the arroyo.

Commissioner Lindell: What is the access for people to hike? Do people use existing driveway to access trail?

Applicant: Not sure what people are doing to access trails. There will be newly constructed trails.

Applicant: Red flags are alternate sites that were suggested by staff.

Chair: In referring to the grade of the proposed road; are you going to bury the road into the ground?

Oralynn Guererortiz (Applicants Engineer): There is two feet to fill and the road is flat up until here.

Chair: The portion of the road which we walked along, is it proposed to be buried in trees, or are you trying to keep it buried?

Applicant: The road is aligned to keep trees as a buffer.

Commissioner Montes: Where is the archeological site in question?

Applicant: Its at Lot 13.

Applicant: Lot 9 is restricted to 8 feet.

Commissioner Armijo: Where is the Foothills boundary? What is the height allowance?

Charlie Gonzales (Staff): 20 feet on the low side and 14 feet on the high side with appropriate tree screening. The applicant is proposing 18 feet.

Commissioner Armijo: Are any of the proposed homes 24 feet?

Applicant: Lots 1 and 2 are 16 feet.

Commissioner Montes: Will the sewer and water run along the road?

Applicant: The utilities will run along road.

Applicant: We are proposing to buffer all areas that are visible to neighbors with trees.

Commissioner Montes: Is there sewer up here?

Applicant: Yes.

Commissioner Armijo: What about the allowable colors? Is the trim on that house okay?

David Rasch (Staff): Area is in the Historic Review District, which is staff approved and the style is regulated; trim can be white or off white for territorial houses.

Applicant: All homes proposed to be built are going to be pueblo style and stuccoed.

Charlie Gonzales (Staff): Doug (applicant) is proposing to plant screening trees along the road for screening for the neighbors.

Commissioner Hughes: What is the purpose of the hammerhead of the streets?

Applicant: For fire access.

Commissioner Lindell: Which lots are for the affordable housing?

Applicant: Lots 1, 4 and 6 are affordable.

Commissioner Armijo: Is 14 foot height allowable? Why not shot at 20 feet?

Charlie Gonzales (Staff): Not sure why Wendy chose this. Pole heights were agreed by the applicant and Wendy. There is a height restriction of 14 feet on the high side and 20 feet on the downhill side. The road is not part of this view analysis.

Chair: Is the blue line the proposed road alignment? Does the street have fill?

Oralynn Guererortiz (Applicant's Engineer): Yes it has retaining walls. We are going to terrace it.

Chair: I am concerned about the road causing more damage. Could you bury it?

Oralynn Guererortiz (Applicant's Engineer): It is pared back.

Commissioner Armijo: Can the road be cut more to make it less visible?

Oralynn Guererortiz (Applicant's Engineer): Could be dropped 1 or 2 feet, but not 15 feet.

Stopped at curve of hammerhead behind lot 13. Applicant explained why he didn't locate lot 12 where Charlie and Wendy asked. North Slope (no sun exposure) would not provide passive solar exposure and could not be LEED certified. Noted a third alternate site that is fairly flat and to the west, possibly for solar exposure.

Commissioner Hughes: Which trails will be preserved?

Applicant: The trail from the road will be.

Commissioner Armijo: What is the height of the Watson house?

Applicant: 20 ft.

Chair: Asked Oralynn what is the amount of fill at hammerhead and its location?

Oralynn Guererortiz (Applicant's Engineer): Lot 13 will be 16 feet.

The Planning Commission walked down to lots 1, 2, 3, 4, & 5. Then partially down new road alignment of proposed entry fork.

Charlie Gonzales (Staff): Watson house was just measured at 18 feet.

Commissioner Hughes: How much of the existing road will be used?

Applicant: Very little. It will be filled and planted.

Commissioner Hughes: Why not use existing road?

Applicant: It was too straight up the hill. The new road follows contours better and gives better screening.

Commissioner Armijo: Asks about archeology.

Steve Post (Archeologist): River and trails for any development greater than 2 acres requires historical and archeological reconnaissance.

Applicant: Pointed out existing trees as proposed buffer in the road.

The Planning Commission then visited 3 additional locations (as noted in the agenda) in order to observe the visibility of the Story Poles from these points. At the last location Commissioner Armijo asked the applicant to provide visual simulation graphics to the Planning Commission at their August 20<sup>th</sup> meeting showing the potential visibility of the proposed houses. It was left to the applicant to coordinate with Staff where to locate view points and create a computer simulation of the proposed development.

**ADJOURNMENT** The field trip adjourned at approximately 8:30pm.

**Approved by:**

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**Chair Matthew O'Reilly**