



Agenda

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**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY COUNCIL CHAMBERS
TUESDAY, OCTOBER 11, 2011
5:15 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM SEPTEMBER 26, 2011 PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA

6. REQUEST FOR APPROVAL OF AMENDMENT NO. 2 WITH DESIGN OFFICE FOR \$50,000 INCLUSIVE OF NMGR AND CONTRACT EXTENSION (**LEROY PACHECO**)

Committee Review:

Finance Committee (Scheduled)	10/17/11
Council (Scheduled)	10/26/11

7. REQUEST FOR APPROVAL OF A SOLE SOURCE PROCUREMENT AWARD FOR A PROFESSIONAL SERVICES AGREEMENT WITH DRYLAND SOLUTIONS INC FOR STORM WATER INFILTRATION IMPROVEMENTS IN THE AMOUNT OF \$89,550 INCLUSIVE OF APPLICABLE NMGR (**BRIAN DRYPOLCHER**)

Committee Review:

Finance Committee (Scheduled)	10/17/11
Council (Scheduled)	10/26/11

8. REQUEST FOR APPROVAL OF A RESOLUTION IN COLLABORATION WITH THE SANTA FE CONSERVATION TRUST AND SANTA FE COUNTY TO CONNECT THE DALE BALL NORTH TRAIL TO LITTLE TESUQUE CREEK AND SANTA FE COUNTY OPEN SPACE LANDS ("LA PIEDRA TRAIL") (**COUNCILOR BUSHEE**) (**ROBERT SIQUEIROS**)

Committee Review:

Finance Committee (Scheduled)	10/17/11
Council (Scheduled)	10/26/11

9. REQUEST FOR APPROVAL OF A RESOLUTION APPROVING THE ADDITION OF CONSTRUCTION FOR THE FIRST SEGMENT OF THE SOUTHWEST SECTOR AREA EFFLUENT RE-USE WATER LINE PROJECT TO THE WASTEWATER CIP PROJECT LIST FOR FISCAL YEAR 2012/2013 **(COUNCILOR DOMINGUEZ) (BRIAN SNYDER)**

Committee Review:

Public Utilities (Scheduled)	10/05/11
Finance Committee (Scheduled)	10/17/11
Council (Scheduled)	10/26/11

DISCUSSION AGENDA

10. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING TWENTY MILLION DOLLAR (\$20,000,000) GROSS RECEIPTS TAX REVENUE BOND ISSUE FOR MUNICIPAL CAPITAL PROJECTS THAT WILL CREATE JOBS, DESIGN AND IMPROVE INFRASTRUCTURE, PROVIDE FOR ECONOMIC DEVELOPMENT OPPORTUNITIES; IMPROVE WATER SECURITY; ENHANCE PUBLIC SAFETY; AND PROMOTE A HIGH QUALITY OF LIFE FOR THE RESIDENTS OF THE CITY OF SANTA FE **(COUNCILOR DOMINGUEZ) (ROBERT ROMERO)**

Committee Review:

Public Works (Postponed)	09/26/11
Finance Committee (Scheduled)	10/17/11
Council (Scheduled)	10/26/11

11. CHAPTER 14 REWRITE AMENDMENTS (PART 1I)
- REQUEST FOR CONSIDERATION AND APPROVAL OF AMENDMENTS TO SIX SECTIONS OF CHAPTER 14 SFCC 1987 LAND DEVELOPMENT AS RECOMMENDED BY THE PLANNING COMMISSION AND BY STAFF: 14-7 DIMENSIONAL STANDARDS AND MEASUREMENTS; 14-8 DEVELOPMENT AND DESIGN STANDARDS; 14-9 SUBDIVISION DESIGN, IMPROVEMENT AND DEDICATION STANDARDS; 14-10 NONCONFORMITIES; 14-11 ENFORCEMENT; AND 14-12 DEFINITIONS **(GREG SMITH)**

12. MATTERS FROM STAFF

13. MATTERS FROM THE COMMITTEE

14. NEXT MEETING: **MONDAY, OCTOBER 24, 2011**

15. ADJOURN

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

**SUMMARY INDEX FOR
PUBLIC WORKS/CIP & LAND USE COMMITTEE
October 11, 2011**

ITEM	ACTION	PAGE
1. Call to Order	Convened at 5:15 p.m.	2
2. Roll Call	Quorum Present	2
3. Approval of Agenda	Approved as presented	2
4. Approval of Consent Agenda	Approved as amended	3
5. Approval of Minutes – September 26, 2011	Approved as presented	3
Consent Agenda Listing	Listed	3
Discussion Agenda		
6. Amendment No. 2 Design Office	Approved	3-4
9. Southwest Sector Effluent Re-Use Water Line	Approval postponed	4-6
10. Municipal Capital Projects Bond Issue	Discussed	6-11
11. Chapter 14 Rewrite Amendments (Part 1I)	Approved	11-13
12. Matters from Staff	Discussed	13
13. Matters from the Committee	None	14
14. Next Meeting	October 24, 2011	14
15. Adjournment	Adjourned at 6:54 p.m.	14

MINUTES OF THE
CITY OF SANTA FÉ
PUBLIC WORKS/CIP & LAND USE COMMITTEE

MONDAY, October 11, 2011

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Councilor Ronald Trujillo at approximately 5:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Christopher Calvert
Councilor Miguel Chávez
Councilor Rosemary Romero
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

Councilor Carmichael Dominguez, Chair (excused)

STAFF PRESENT:

Mr. Ike Pino, Public Works Director
Ms. Bobbi Mossman, Public Works Staff

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

3. APPROVAL OF AGENDA

Counselor Calvert moved to approve the agenda presented. Counselor Romero seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Calvert asked to be added as a co-sponsor to # 9, Item 8.

Councilor Romero also asked to be added to Item 8.

Councilor Chávez pulled Consent Agenda items 6 and 9 for discussion.

Councilor Calvert moved to approve the Consent Agenda as amended. Councilor Romero seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM SEPTEMBER 26, 2011 PUBLIC WORKS COMMITTEE MEETING

Councilor Calvert moved to approve the minutes of September 26, 2011 as presented. Councilor Chávez seconded the motion and it passed by majority voice vote. Councilor Romero abstained.

CONSENT AGENDA

- 7. REQUEST FOR APPROVAL OF A SOLE SOURCE PROCUREMENT AWARD FOR A PROFESSIONAL SERVICES AGREEMENT WITH DRYLAND SOLUTIONS INC FOR STORM WATER INFILTRATION IMPROVEMENTS IN THE AMOUNT OF \$89,550 INCLUSIVE OF APPLICABLE NMGR (BRIAN DRYPOLCHER)**

Committee Review:

Finance Committee (Scheduled)

10/17/11

Council (Scheduled)

10/26/11

- 8. REQUEST FOR APPROVAL OF A RESOLUTION IN COLLABORATION WITH THE SANTA FE CONSERVATION TRUST AND SANTA FE COUNTY TO CONNECT THE DALE BALL NORTH TRAIL TO LITTLE TESUQUE CREEK AND SANTA FE COUNTY OPEN SPACE LANDS ("LA PIEDRA TRAIL") (COUNCILOR BUSHEE) (ROBERT SIQUEIROS)**

Committee Review:

Finance Committee (Scheduled)

10/17/11

Council (Scheduled)

10/26/11

DISCUSSION AGENDA

- 6. REQUEST FOR APPROVAL OF AMENDMENT NO. 2 WITH DESIGN OFFICE FOR \$50,000 INCLUSIVE OF NMGR AND CONTRACT EXTENSION (LEROY PACHECO)**

Committee Review:

Finance Committee (Scheduled)
Council (Scheduled)

10/17/11
10/26/11

Councilor Chávez asked that Mr. Pacheco walk the Council through the amendment. He said the contract language speaks to on-call work and states the city would save on overhead. He said the subcontractor would mark fees up 10-15 percent. He asked how that would work and what city projects Design Office would work on.

Mr. Pacheco said Design Office is the subcontractor to Wilson and Company to complete the La Tierra Trails Master Plan. They have a specific list of things to be accomplished this fiscal year and one is signage. He said it is more efficient to have a separate contract with Design Office.

Councilor Chávez asked what the city would get for \$50,000. He said a figure of \$19,200 seemed to be just for signage for La Tierra. He asked if there would be another 30 (thousand dollars) plus for other trails.

Mr. Pacheco said the contract was left open for flexibility but the intention was for La Tierra. He said mapping would need to be produced for the system and this particular scope addressed way finding within the system.

He said the next phase isn't scoped because work needs to be done outside of Wilson's scope of work. The estimate for signage for La Tierra is approximately \$50,000 and this was to get a contract executed in the city's best interest.

Councilor Chávez asked if funding was from the last GO Bond for the parks. He was told it was.

**Councilor Chávez moved for approval of for Amendment #2 with Design Office for \$50,000.
Councilor Romero seconded the motion and it passed by unanimous voice vote.**

**9. REQUEST FOR APPROVAL OF A RESOLUTION APPROVING THE ADDITION OF
CONSTRUCTION FOR THE FIRST SEGMENT OF THE SOUTHWEST SECTOR AREA EFFLUENT
RE-USE WATER LINE PROJECT TO THE WASTEWATER CIP PROJECT LIST FOR FISCAL YEAR
2012/2013 (COUNCILOR DOMINGUEZ) (BRIAN SNYDER)**

Committee Review:

Public Utilities (Scheduled)	10/05/11
Finance Committee (Scheduled)	10/17/11
Council (Scheduled)	10/26/11

Councilor Calvert said he pulled this because he had questions. He asked if this was the wastewater CIP list versus the city's list. Mr. Snyder replied that was correct.

Councilor Calvert asked if that meant something else would be bumped from the list; if so what.

Mr. Snyder said nothing would be bumped from the list. He said based on the reserves in wastewater it could accommodate this project for a million and a half in fiscal year 2012/2013 without impact to the rates.

Councilor Calvert confirmed this had not been on the wastewater CIP list and that the reserves were not funds necessarily for CIP. He asked how this affected budget decisions made about the availability of funds such as GRT, in the future. He asked if it would affect the understanding and assumptions that if no further rate increases and if the GRT moved to the General Fund, that a certain amount could be used of General Fund processing in succeeding years.

Mr. Snyder said he understood there is a step down approach for funds taken from wastewater and moved to the General Fund. He said approximately \$7 million GRT was collected in wastewater and the step down starts at \$1.7 and works to a constant level of \$500,000. He said with this project factored in, there would not be any impact.

Councilor Calvert asked if it would step down on the schedule discussed during the budget discussions. He wasn't clear how that would in effect anything if it wasn't in the CIP budget. He said the reserves buffered against future rate increases and the city relied on them not to go forward with scheduled increases.

Councilor Chávez said he had the same concerns. He said a fiscal impact report wasn't in his packet that should speak to each question Councilor Calvert had. He said it should be in writing.

He said he couldn't support this right now. He said there was history on funding the project and the costs and what it took to get this to where it was. He said to move this forward and take it out of the CIP list, where it had been for eight or nine years, there had to be good rationale.

Councilor Chávez said he wanted to see the fiscal impact report and a clear explanation of why it should be moved from one funding source to another and reserves reduced.

Councilor Romero moved the approval of the resolution be postponed and come back to the next Public Works meeting for discussion with a memo that indicates the history of the project and the fiscal impacts and the funding sources that would be available. Councilor Chávez seconded the motion.

Councilor Chávez said they knew the current rate structure wouldn't be affected but how the rate structure in the future might be affected, they don't know. He asked if the project would stay on the standard CIP list.

Mr. Snyder said the project and funding would be moved by the resolution to the Wastewater Division CIP.

Councilor Chávez asked Mr. Snyder if he said there was only funding for the first phase.

Mr. Ike Pino replied that the CIP bond list showed the effluent line at \$1.5 million. He said it hasn't been removed from the list.

Councilor Chávez asked if this could stay there to be considered for a future bond.

Mr. Pino said it could stay on the list, be on a future list, move to the CIP Wastewater list, etc.

Councilor Chávez said he was uncomfortable with that being moved completely from the standard CIP list to the wastewater. He was unsure if it could be partially funded by both.

Councilor Calvert thought that was what the sponsor was asking; not to permanently take it off the general CIP list but for this go around, to take it off if the funding could be from the Wastewater CIP list.

Councilor Chávez said if that sets a pattern, that is the first go around; to get it back on the list and on the priority to get funded. He said that wouldn't be easy and would also depend on reserves.

Councilor Calvert suggested the resolution could be amended with language that this was one time only.

Councilor Chávez said there was never a discussion about how to use the reserve funds or whether to use them.

Councilor Calvert said as part of bringing the item back and part of the motion, he wanted staff to come back with an update to the memo so it was clear it wouldn't have any effect.

Councilor Romero said her motion should be clearer around the funding sources, current and future and should be implicit in the motion.

Councilor Chávez suggested a friendly amendment for the motion to include that the use of the reserve funds be specific and that it was not limited to the reserve funds. Councilor Romero accepted the friendly amendment.

The motion to postpone the approval and come back for discussion with a memo that included the use of the reserve funds be specific and not limited to the reserve funds, was passed by unanimous voice vote.

- 10. REQUEST FOR APPROVAL OF A RESOLUTION AUTHORIZING TWENTY MILLION DOLLAR (\$20,000,000) GROSS RECEIPTS TAX REVENUE BOND ISSUE FOR MUNICIPAL CAPITAL PROJECTS THAT WILL CREATE JOBS, DESIGN AND IMPROVE INFRASTRUCTURE, PROVIDE FOR ECONOMIC DEVELOPMENT OPPORTUNITIES; IMPROVE WATER SECURITY; ENHANCE PUBLIC SAFETY; AND PROMOTE A HIGH QUALITY OF LIFE FOR THE RESIDENTS OF THE CITY OF SANTA FE (COUNCILOR DOMINGUEZ) (ROBERT ROMERO)**

Committee Review:

Public Works (Postponed)

09/26/11

Finance Committee (Scheduled)

10/17/11

Mr. Pino said he was standing in for the City Manager. He said this was a draft resolution and discussion was focused only on the CIP Bond; the GRT for CIP projects and Public Works projects. The discussion on the GO Bond would be held in a special council meeting the following Tuesday.

Mr. Pino said the preliminary list of projects was put together by the City Manager and staff with input by the chair of the Public Works Committee and Mayor Coss. The grand total is \$22,470 million and the Finance Director was prepared to discuss various levels of bonding. He said he would note modifications that might come about as they moved through the process that evening.

Mr. Pino said he would stand for questions.

Councilor Calvert said looking at an old itemization of bonds, he zeroed in on the 2008 bond. He said there was \$500,000 for the Tino Griego Teen Center, \$200,000 for fire station #9 in Northwest Quadrant and \$500,000 for the effluent line for the Southwest sector. He asked if that money had been reallocated for some other use.

Mr. Pino said the previous year a reallocation was done on the CIP that allowed a smaller amount to stay on the list for Tino Griego and was on the list just for design.

Councilor Calvert asked for follow up on the three projects that had not moved forward and what had happened to the initial allocated funds. He noted that fire station #9 was moved and fire station #11 was currently talked about. He said he assumed that #11 was the latest priority identified.

Mr. Pino said one thing that was done with the reallocation the previous year was to reassign everything to different cost centers. He said there was nothing left for those particular projects.

Councilor Calvert said he just wanted to confirm that. He said he also noted historically for signals and signage striping that the amounts went up from the list he received a few months ago. He assumed the rationale was because this wasn't done on schedule and the amounts have gone up. He thought the same was true for small sidewalks and might need to be bumped up slightly.

He noted that paved street rehabilitation said a list was attached and he didn't see one.

Mr. Pino said it wasn't in the packet but there is an extensive list of streets that need rehabilitation and a list of dirt roads as well.

Councilor Calvert said he wanted to see those lists at the next meeting. He said he operated on the assumption that the max was \$20 million and the list had to be down to that (amount) moving forward.

Councilor Chávez asked if that was the minimum that could be bonded or was \$20 million the max.

Mr. Pino said many scenarios were described in the meeting recently. He said that depended on GRT cash and also on how much they wanted to obligate future councils to that particular list. He said the \$20 million was the accepted amount over the last few years and the list was developed around that number knowing that it could take a different level as they went through the process.

Councilor Calvert said his feeling is they have a list of about \$22 and a half (million.) He suggested that all of the monies listed for design, be set aside as a possibility except for Rodeo, to be taken off of this list and put on the list for a GO Bond. He said he doesn't want to set aside money to fix or improve something and have Design sitting on the shelf with no way to fund them.

He said he wanted the subtotal of the list with Design as the last category and a grand total after that.

Councilor Calvert said specifically on Tino Griego, it would help him to have a map of the area. He said he read that the community college would move forward with their higher learning center and he wanted to see how that would play out.

Councilor Calvert said he also wants an asterisk on the list of things that couldn't be reduced, such as the ROC Interfaith Center. He said some amounts were locked in and he wanted to identify the amounts that were committed to so they know what couldn't be reduced.

He said on the effluent line item if it was found there was a \$20 million limit, it would be an important factor in the discussion about what could and couldn't be taken off the list.

Councilor Chávez asked Mr. Pino to expand on the \$1.5 (million) for labor for park improvements.

Mr. Pino said a few weeks ago the Committee had concerns with potential changes to the Parks Bond about paying for labor from the bond. He said the thought was this was an opportunity to remove the temporary employee labor out of the Parks Bond category and put it into the CIP Bond instead. He noted for the record that the professional staff salaries would be left in the Parks Bond.

Councilor Chávez asked regarding the five design projects, if multimodal had discussed matching funds.

Mr. Pino said his understanding was that the design would be all on the city. He said the federal expenditures on transit related items had gone to 0 and there were some matching funds but not in that area.

Councilor Chávez said a lot of Tino Griego hinged on funding and whether the city would lease the property from the school board.

Mr. Pino reminded the Councilors he had given a brief description of the meeting with the school board and they preferred to sell the property to the city.

Councilor Chávez thought it wasn't viable for that facility and not something the city should pursue.

Mr. Pino if said if it was pursued he thought the public schools would ask for the property to be purchased or for market value on a lease; the provisions of the lease allow for renewal but not at a dollar an acre.

Councilor Chávez said he questioned those and would separate them from the list. He said it would help to have the history.

Councilor Chávez said on the Rail Yard it sounded as though some money was for the north portion and some was the Baca Street portion. He said the building was on the Baca Street portion and asked why the city was paying for that.

Councilor Calvert thought if someone wanted to use that site but not the building, then part of the plan would cover that cost. He asked if it was part of the city's cost of preparing the site.

Mr. Pino said there wasn't anything specific in mind for immediate use; however it was getting rid of a dilapidated building that had no further utility so the site was in better condition for further development.

Councilor Chávez said he could see how it could be hard to rent but wondered why the city had to pay to tear it down. He questioned the money. He said he thought it could go to the bottom of the list after Design requests. He said the Rail Yard was supposed to be self sufficient and he thought it should be soon.

Councilor Romero said she agreed it could be helpful to break up the building to see if that could be broken out for demolition. She said the rest of the issues were around infrastructure and platform development and that was the one piece that should be broken out.

Councilor Chávez agreed but suggested the \$600,000 should be put on the bottom of the list.

Councilor Romero said all of the design projects should be put together; the list was not by priority but by category. She said if \$20 million was the max they looked to shave the list by \$2,000,500 and that would be significant. She said if they pulled out Design and got a breakdown on the Rail Yard with different options that would be helpful. She said they shouldn't go beyond the \$20 million.

Councilor Calvert agreed with Councilor Romero on the Rail Yard. He said if the city's obligation in the Rail Yard was infrastructure, it is a cost the city has to pay to move forward. He said if the Rail Yard was supposed to pay for itself, that wasn't anticipated until finished and infrastructure was a part of the city's obligation.

Councilor Chávez said at minimum there should be a discussion about the \$600,000 because he felt it was an item that could also wait.

Mr. Pino said the electrical was never built to the capacity needed and the city had since taken over the depot building which was a recent development with Santa Fe Southern. He said some conditions had changed that were worth noting.

Councilor Trujillo said he had a problem with the Tino Griego design and if the Board of Education had said either the city purchase the land or it was no-go, he wanted something in writing. He said if that was going to fall through that another place should be looked at for the teen center. He said the teens that worked on that were now in college and he wouldn't want the teens in the community forgotten.

He said on the bus replacement he showed \$2 million for six buses. He said he had asked many times for fleet replacement plans for the transit and had yet to receive that.

Councilor Trujillo said as for \$600,000 for the Rail Yard; it was built how many years ago and the city was still putting money into it; he wanted money slashed on that as well.

He asked how long the pedestrian trail was.

Councilor Calvert said the Gonzalez Trail was shovel ready. He said the design was done and had matching funds from the RPA and was waiting for the city half of the funds. He said the \$300,000 might be able to be reduced because feelers were put out to companies but he wouldn't want to reduce it until there was something firm.

Councilor Trujillo said he thought the court was just revamped. He asked what the \$300,000 was for. He asked on the bridge rehabilitation; if the city would go after other funds or funds from the state.

Mr. Pino said he hadn't spoken specifically to the delegation about that; however there was an application for a DOT grant for \$10 million. Phase 2 of the grant application would be finished that month.

Councilor Trujillo suggested Mr. Pino also look at the LGRF. He said there could be money there too.

Councilor Romero cautioned that the city should be looked at as a whole in ways to make improvements to infrastructure and other areas. She said when they go for a GO Bond it would also create some of the same issues.

She said she agreed with concerns with the Tino Griego design but thought that would be addressed by pulling out design projects, except the Rodeo.

Councilor Romero said she would note that the Santa Fe Rail Yard is the city's project and some of the issues couldn't be resolved until issues with Santa Fe Southern were resolved. She thought they should look at the demolition. She said the other issues were infrastructure issues. She wanted to be clear that those two were broken out.

She said Mr. Pino now had clear direction on how the Council would like to see the list reapportioned.

Councilor Romero said she was comfortable with the clarification around the transit and planning around the bus replacements. Councilor Romero said with pulling out the Design and a break down on the Rail Yard improvements and clarification from public schools on how they want to proceed with Tino Griego, the

Council could be ready for the next round.

Councilor Calvert said on Tino Griego, the city should look at options. He said there had been discussion on the Siringo Complex and if those facilities would be kept and that could be another possibility.

Councilor Calvert said he has no problem on design. He thought the \$100,000 for the Rodeo, if the list had to be pared down further, might have to be pared down as well.

He said an area he thought was underfunded was IT. He said \$500,000 was there and he understood that many times the city had systems that don't talk to each other. He said he was in the police department and learned that officers still had to write manual reports and the reports then have to be data entered and on microfiche. He said they need to get control of the process and put the money where it was needed.

Councilor Trujillo said Mr. Pino has direction and now knows what to do.

11. CHAPTER 14 REWRITE AMENDMENTS (PART 1I)

- REQUEST FOR CONSIDERATION AND APPROVAL OF AMENDMENTS TO SIX SECTIONS OF CHAPTER 14 SFCC 1987 LAND DEVELOPMENT AS RECOMMENDED BY THE PLANNING COMMISSION AND BY STAFF: 14-7 DIMENSIONAL STANDARDS AND MEASUREMENTS; 14-8 DEVELOPMENT AND DESIGN STANDARDS; 14-9 SUBDIVISION DESIGN, IMPROVEMENT AND DEDICATION STANDARDS; 14-10 NONCONFORMITIES; 14-11 ENFORCEMENT; AND 14-12 DEFINITIONS (GREG SMITH)

Committee Review:

Finance Committee (Scheduled)

10/03/11

Council (Scheduled)

10/12/11

Mr. O'Reilly said this was the second half of the updates to Chapter 14 and the first half had been considered a couple of weeks ago. He said some of the Committee members asked to be contacted individually over concerns and some were met with but not all. They were still available to do that.

Mr. O'Reilly turned the presentation over to Greg Smith, Plan Division Director.

Mr. Greg Smith said the first couple of pages were the summary of the process. He said City Council would look at this at the policy level and he would continue that for this meeting. A summary of changes follow:

- 14-7 had a change to the title and was now Building and Open Space Standards; also some general rules were moved to the beginning of the code and some open space landscape standards were moved into Chapter 14-7.
- Rules were clarified on maximum height of structure; restrictions were added to require a building to step up or down on sloping lots similar to the escarpment overlay district but more lenient.
- A side yard setback requirement was quantified and the rule to apply to all residential districts was unified and corresponds to a specific building height rather than the number of stories.

- 14-7.1- the visibility triangle has a typo at the bottom of page 4; it should be the driveway visibility triangles that were proposed for revision. A provision was added to give the traffic engineer authority to approve cutoffs to engineering standards.
- 14-7.2- Residential Standards- the RM currently called multifamily residential districts dropped the RM and now use R similar to other districts.
- Building separation requirements for two buildings on the same lot were eliminated and removed from Chapter 14 standards and would be regulated based on square feet. A provision is added in the higher-density residential districts that require approval by the Planning Commission for developments that exceed ten units per acre.
- Non Residential Mixed-Use Districts- simplified the requirements on how parking lots were treated and added prohibition on how parking lots can be screened.
- 14-8.3 Flood Regulations will be called waivers rather than variances in response to federal requirements. Regulations were clarified for a three tiered approach for storm water damage and flood regulations.
- 14-8.4- Landscape Site Design- was put into 14-7.5 and eliminated exemption for family transfer of subdivisions.
- 14.8.5-Walls and Fences- new standards for retaining walls limit to six feet. Another standard added for walls and fences was the overall height of the fence or retaining wall is limited to the fence height limit plus four feet.
- 14-8.6- Off street parking and loading standards- the numerical standards for the parking ratio required was moved to an appendix as well as the dimensional diagrams that show how wide driveways should be, etc. The exhibits would be ready prior to the City Council hearing. Off site and shared use parking was clarified and simplified. The city code procedure to get a variance would be streamlined.
- 14-8.7 Architectural Design Review- showed the point system was set up for site planning requirements. Mandatory, minimum site planning requirements have been adopted that supersede the optional site planning point system. The point system for site planning was deleted and superseded by mandatory requirements in most of the areas.
- 14-8.10 Signs- is on the list of things to do. The sign ordinance needs work.
- 14-8.14 Impact Fees- New categories were added to the scheduled impact fees and language identifies the practice of adopting fee credits as conditions of approval.
- 14-9 Infrastructure Design Improvement and Dedication Standards title was changed; the practice has evolved and infrastructure is not just required when a subdivision is done but also when doing major development.
- The Staff Report on page 10 (9.1 B) clarifies the city policies on the current practice of requiring developments to construct any new infrastructure needed to handle the projects direct impacts. Those impact fees are limited by state law to application to cumulative indirect impacts of growth in general.
- 14-9.2B references the international fire code. The different standards in Chapter 14 versus Chapter 7 were made clearer and the standard for common driveways reduced; a 20 feet wide driveway is not required if the fire truck or ambulance doesn't require access.
- On the overall right-of-way staff recommended the separation between the curb and sidewalk

- has a minimum of five feet.
- 14-9.2 B4 on page 11- made clear when a variance is required and formalizes the current practice. Outdated technical standards were eliminated with regard to paving, curb, gutter construction details and includes references of the general standards used by the city and NMDOT (New Mexico Department of Transportation.)
- Page 11 also added standards that were called for in the 1999 General Plan and implementing policy that Family Transfer Subdivisions are not allowed to have sub standard improvements such as road widths and grades, etc.
- The language for the nonconforming portion of structures was refined to specify that if the nonconforming portion was demolished that portion may not be re-built.
- 14-11 consolidated and clarified that methods were available for the enforcement of Chapter 14 rules and regulations. An additional provision adds the options of revoking a certificate of occupancy and holding a hearing to grant a permit such as variance approval or special use permit.
- 14-12 Definitions deleted terms no longer needed and new terms were added and some definitions were moved into the regulatory sections of the code.

At this point Mr. Smith entertained questions from the Council.

Councilor Romero said she would meet with Mr. O'Reilly Thursday and confirmed that any areas of concern or further clarification could take place in that meeting. She asked if the proposed amendments would come back to Council or to another Committee meeting for further discussion.

Mr. Smith said based on previous discussions with Committee members, subject to what the Finance Committee decided with their process and unless there was a major change, the amendments would go to the full Council.

Councilor Romero said she would save her questions for the one on one meeting with the understanding that she has the right to bring issues back or work with other Council members on amendments that were appropriate for the whole Council.

Councilor Chávez said he had questions since the last presentation and would keep track of those.

Councilor Trujillo said he had people in his district that asked about carports and he wanted more explanation. He would set up a meeting with staff later in the week.

Councilor Calvert moved that the amendments move forward subject to the ground rules that were discussed. Councilor Romero seconded the motion and it passed by unanimous voice vote.

12. MATTERS FROM STAFF

The Committee was reminded that a Special Committee meeting would be held next Tuesday at 5:30 and the packets would be delivered this Friday.

13. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

14. NEXT MEETING: MONDAY, OCTOBER 24, 2011

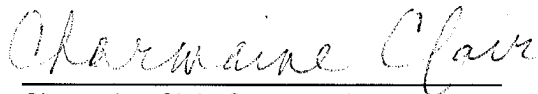
15. ADJOURN

The meeting was adjourned at 6:54 p.m.

Approved by:

Councilor Ronald Trujillo, Acting Chair

Submitted by:


Charmaine Clair, Stenographer