



## Agenda

CITY CLERK'S OFFICE

DATE 8-6-07 TIME 1:55SERVED BY V. MaldonadoRECEIVED BY [Signature]**PLANNING COMMISSION****FIELD TRIP****AUGUST 16, 2007 – 5:30 P.M.****Land Use Department Lobby****City Hall 1<sup>st</sup> Floor Lincoln Avenue**

- A. ROLL CALL**
- B. FIELD TRIP**

**NOTE: The Commission will visit the sites of the following cases. No testimony will be taken and no decision will be made.**

- 1. Case #M 2007-20. 500 Hillcrest Drive Escarpment Regulations Variance.** Karl Sommer, agent for John Scanlan requests a variance to the escarpment regulations to allow the construction of a new residence within the Ridgetop Subdistrict at the same location as the previous residence. The property consists of ~~7.848±~~ 5.405± acres and is zoned R-1 (Residential, 1 dwelling unit per acre). (Lou Baker, case manager) **(POSTPONED FROM JULY 19, 2007 AND AUGUST 02, 2007)**
- 2. Case #M 2007-22. 750 Canada Ancha Escarpment and Terrain Management Regulations Variance.** Karl Sommer, agent for Steven and Margo Pike requests a variance to the escarpment overlay district to allow construction on the ridgetop and terrain management regulations to allow for more than half of the building footprint to be constructed on slopes between twenty and thirty percent. The property consists of 2.163± acres and is zoned R-1 (Residential, 1 dwelling unit per acre). (Lou Baker, case manager) **(POSTPONED FROM JULY 19, 2007 AND AUGUST 02, 2007)**

**C. ADJOURNMENT****NOTES:**

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

**MINUTES OF**  
**CITY OF SANTA FE**  
**FIELD TRIP**  
**PLANNING COMMISSION MEETING**

**August 16, 2007**

A field trip of the City of Santa Fe Planning Commission was called to order by Vice-Chairman Signe Lindell at approximately 5:40 p.m. on this date in the Land Use Department, City Hall, Santa Fe, New Mexico.

**A. ROLL CALL**

Roll call indicated the presence of a quorum as follows:

**MEMBER PRESENT:**

Bonifacio Armijo, Secretary  
Harriet Heltman  
Ken Hughes  
Signe Lindell, Vice-Chairman  
John M. Salazar  
John Romero  
Matthew O'Reilly

**MEMBERS ABSENT:**

Estevan Gonzales, Chairman  
Angela Schackel-Bordegaray

**STAFF PRESENT:**

Wendy Blackwell, Technical Review Division Director  
Charlie Gonzales, Technical Review Coordinator  
R.B. Zaxus, Engineer Supervisor  
Anne Lovely, Assistant City Attorney  
Lou Baker, Planner Senior

**OTHERS PRESENT**

Dan Boyd, reporter, Albuquerque Journal  
Karl Sommer, agent  
Joseph Karnes, agent

**MATTERS FROM STAFF**

The Planning Commission agenda stated the meeting was to convene at 5:30 PM and the City Clerk published 6PM in the weekly meeting list. Anne Lovely, Asst City Attorney,

noted discrepancy and in her legal opinion to the Planning Commission should start at 6 PM.

Lou Baker informed the Planning Commission the city van did not have AC. Commissioner Hughes rode with Lou and other Commission members rode in private vehicles.

Wendy Blackwell reviewed the site plans with Commission members and stated all questions need to be heard because all Planning Commission members must have the same information.

## **B. FIELD TRIP**

1. **Case #M 2007-20. 500 Hillcrest Drive Escarpment Regulations Variance.** Karl Sommer, agent for John Scanlan requests a variance to the escarpment regulations to allow the construction of a new residence within the Ridgetop Subdistrict at the same location as the previous residence. The property consists of ~~7.848±~~ 5.405± acres and is zoned R-1 (Residential, 1 dwelling unit per acre). (Lou Baker, case manager) (POSTPONED FROM JULY 19, 2007 AND AUGUST 02, 2007)

The following questions were asked in the field and answered by the applicant (agent):

1. When was the old house demolished? (1-1/2 years ago, because it was full of asbestos)
2. Who determined the red dots? Architect John Watson and Joseph Karnes determined locations for alternate site poles
3. How big will the house be? (5716 SF) 4,716 SF (heated) plus 960 SF garage
4. What was the size of the previous house? (demolished in June of '05, not known, will find out) Allan Grace is calculating based on the original plans - will provide tomorrow
5. How tall do they want to build? (see story pole = parapet. less than 14 feet everywhere. Red and white poles are 24')
6. Will there be landscape screening? (yes, 1/2 the height of the house = 7 feet)
7. When does manmade grade become 'natural?'
8. Will they build more than 1 house? (no, and there would be a separate application for a guest house)
9. Has the governor's staff been informed? due to security. We have not.
10. Is there screening required if outside of the ridgetop?
11. Was there a demolition permit? (yes)

2. **Case #M 2007-22. 750 Canada Ancha Escarpment and Terrain Management Regulations Variance.** Karl Sommer, agent for Steven and Margo Pike requests a variance to the escarpment overlay district to allow construction on the ridgetop and terrain management regulations to allow for more than half of the building footprint to be constructed on slopes between twenty and thirty percent. The property consists of 2.163± acres and is zoned R-1 (Residential, 1 dwelling unit per acre). (Lou Baker, case manager) (POSTPONED FROM JULY 19, 2007 AND AUGUST 02, 2007)

The following questions were asked in the field and answered by the applicant (agent):

1. Can the house be lowered? (yes)
2. Where is the driveway? Along Canada Ancha - it is shown on the proposed house plans
3. How many square feet? (7231)
4. What are the visuals from the Dale Ball Trail?

C. **ADJOURNMENT** The field trip adjourned at 8:00pm.

Approved by:

  
Chair Estevan Gonzales