



Agenda

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**PUBLIC WORKS/CIP & LAND USE COMMITTEE
MEETING
CITY COUNCIL CHAMBERS
MONDAY, JANUARY 28, 2008
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 JANUARY 7, 2008, PUBLIC WORKS COMMITTEE MEETING

PUBLIC HEARING

6. UPDATE TO THE RECENT PROBLEM WITH FROZEN WATER METERS (SHANNON JONES)
7. UPDATE TO THE SANTA FE RIVER TRAIL (**RACHEL FRIEDMAN**)
 - JOB SKILLS TRAINING FOR SANTA FE'S YOUTH THROUGH SANTA FE RIVER AND WATERSHED IMPROVEMENTS
 - REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH YOUTHWORKS IN THE AMOUNT OF \$200,000 INCLUSIVE OF NMGR (RACHEL FRIEDMAN/DAVID CHAPMAN)
 - MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF SANTA FE AND SANTA FE COUNTY FOR THE JOINT REGIONAL TRAILS AND OPEN SPACE SANTA FE RIVER TRAIL PROJECT - AMENDMENT NO. 3
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 3 WHICH WILL COMPENSATE THE CITY \$285,000 FOR PROFESSIONAL SERVICES RELATED TO THE PLANNING, DESIGN, ACQUISITION AND CONSTRUCTION OF THE SANTA FE RIVER TRAIL FROM CAMINO ALIRE TO STATE HIGHWAY 599
 - REQUEST FOR APPROVAL OF A BUDGET INCREASE IN THE AMOUNT OF \$285,000 (RACHEL FRIEDMAN)

INFORMATION AGENDA

8. UPDATE ON NEW STAFF FOR LAND USE DEPARTMENT (JACK HIATT)
9. SHORT PRESENTATION FROM PNM ON NEW ENERGY ERA (NICK SCHIAVO) (PNM)

CONSENT AGENDA

10. CIP PROJECT #536 – ZONA DEL SOL AMENDMENT NO. 4
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 4 WITH MATHEY AND ASSOCIATES ARCHITECTS FOR ADDITIONAL PHASE II DESIGN SERVICES IN THE AMOUNT OF \$24,500 INCLUSIVE OF NMGR (CHIP LILIENTHAL)
11. REQUEST FOR APPROVAL OF AWARD OF BID NO. '08/21/B AND CONSTRUCTION AGREEMENT FOR ONCALL CONCRETE CONSTRUCTION SERVICES WITH ADVANTAGE ASPHALT AND SEAL COATING, LLC, IN AN AMOUNT NOT TO EXCEED \$1,000,000 EXCLUSIVE OF NMGR (DESIRAE LUJAN)
12. SANTA FE FARMERS MARKET
 - REQUEST FOR APPROVAL OF AMENDMENT NO. 2 IN THE AMOUNT OF \$200,000 THAT WAS ALLOCATED FROM THE 2008 CIP BOND FUNDING (FRANK ROMERO)
13. REQUEST FOR APPROVAL OF A LICENSE AGREEMENT FOR THE USE OF ON-STREET PARKING SPACES BY THE GENERAL SERVICES ADMINISTRATION WHICH ALLOWS THE USE OF EIGHT PARKING SPACES, EXCLUSIVELY, IN FRONT OF THE FEDERAL COURTHOUSE ON FEDERAL AVENUE FOR THE AMOUNT OF \$7,200 PER YEAR (WALTER ROYBAL)
14. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH NATIONAL DANCE INSTITUTE (NDI) TO ACT AS PROJECT MANAGER FOR STATE GRANT 07-L-G-5524 FOR \$300,000 TO PLAN, DESIGN AND CONSTRUCT ADDITIONAL DANCE STUDIOS AND STORAGE FACILITIES FOR THE DANCE BARN OF THE NDI (DAVID CHAPMAN)
15. MUNICIPAL AIRPORT – PRAIRIE DOGS
 - REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AMENDMENT NO. 2 WITH ECO SOLUTIONS IN THE AMOUNT OF \$66,312.49 INCLUSIVE OF NMGR (JACKIE GONZALES)

DISCUSSION AGENDA

16. UPDATE ON THE RAILYARD PARKING ISSUES (BILL HON)
 - REQUEST FOR APPROVAL OF A PARKING SERVICES MANAGEMENT AGREEMENT BETWEEN THE CITY OF SANTA FE AND SANBUSCO CORPORATION TO IMPLEMENT UNIFORM PARKING ARRANGEMENTS, ENFORCE PARKING REGULATIONS, AND COLLECT REVENUE AT THE SANBUSCO PARKING LOT (WALTER ROYBAL)
17. STAFF REPORT ON HIGH DENSITY “RM” ZONING IN EXISTING NEIGHBORHOODS / COUNCIL RESOLUTION 2007-98 (REED LIMING)
18. REQUEST FOR FINAL APPROVAL OF THE VACATION AND SALE OF AN ABANDONED ROAD KNOWN AS OLD CAMINO APODACA LOCATED WEST OF 438 APODACA HILL (REYES ARAGON)
19. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING TABLE 14-7.1-1 AND SECTION 14-7.1(B) SFCC 1987 REGARDING THE CALCULATION OF ALLOWABLE DWELLING UNITS AND MAXIMUM NUMBER OF DWELLING UNITS (COUNCILORS CALVERT AND BUSHEE) (JEANNE PRICE)

20. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING TABLE 14-7.1-1 SFCC 1987 SO THAT THE MAXIMUM LOT COVERAGE FOR RM DISTRICTS IS FIFTY PERCENT (50%) IF PRIVATE OPEN SPACE IS PROVIDED (**COUNCILOR HELDMEYER, MAYOR COSS AND COUNCILOR CALVERT**) (**JEANNE PRICE**)
21. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 10-2.4 SFCC 1987 PROHIBITING CONSTRUCTION NOISE IN THE CITY BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. THE FOLLOWING DAY (**COUNCILOR ORTIZ**) (**JACK HIATT**)
22. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE ESTABLISHMENT OF A STATEWIDE TRANSIT FUND TO ASSIST LOCAL GOVERNMENTS IN FINANCING THE PROVISION OF URBAN AND RURAL TRANSIT SERVICES THROUGHOUT NEW MEXICO (**COUNCILOR CHAVEZ**) (**JON BULTHUIS**)
23. MATTERS FROM STAFF
24. MATTERS FROM THE COMMITTEE
25. NEXT MEETING: MONDAY, FEBRUARY 11, 2008
26. ADJOURN

An interpreter for the hearing impaired is available through the City Clerk's Office upon 5 days notice.

SUMMARY OF ACTION
CITY OF SANTA FE
PUBLIC WORKS/CIP & LAND USE COMMITTEE
January 28, 2008

<i>ITEM</i>	<i>ACTION TAKEN</i>	<i>PAGE(S)</i>
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as amended	1-2
4. Approval of Consent Agenda	Approved as presented	2
5. Approval of Minutes – Jan 7, 2008	Approved as submitted	2
PUBLIC HEARING		
6. Update on Frozen Water Meters	Update presented	2-3
7. Update on Santa Fe River Trail	Requests approved	3-5
INFORMATION AGENDA		
8. Update on new PLUD Staff	Staff introduced	5-6
9. PNM Update	Presentation	6
CONSENT AGENDA LISTING		
	Listed	6-7
DISCUSSION AGENDA		
16. Railyard Parking Update	Approved Sanbusco Agreement	7-9
18. Camino Apodaca Abandonment	Approved	9-10
17. RM Zone Density Report	Presentation/ No Action	10-11
19. Lot Units Calculation Ordinance	Amendment Postponed	11-12
20. Lot Coverage Ordinance Amendment	Postponed to next meeting	12-13
21. Construction Noise Ordinance	Postponed	13
22. Statewide Transit Fund	Withdrawn	13
23. Matters from Staff	Not considered	13

24 Matters from the Committee None 13

25. Next Meeting Set for February 11, 2008 13

26. Adjourn 13-14

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

MONDAY, JANUARY 28, 2008

1. CALL TO ORDER

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

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBER PRESENT:

Councilor Patti J. Bushee, Chair
Councilor Christopher Calvert
Councilor Carmichael Dominguez
Councilor Ronald S. Trujillo

MEMBERS ABSENT:

Councilor Matthew E. Ortiz [excused]

OTHER COUNCILORS PRESENT:

Councilor Karen Heldmeyer
Mayor David Coss

OTHERS PRESENT:

Mr. Robert Romero, Public Works Director
Ms. Bobbi Mossman, Public Works Staff
Mr. Jack Hiatt, Planning and Land Use Director

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

3. APPROVAL OF AGENDA

Mr. Romero = #21, postpone for two meetings and pull #22 from agenda.

Councilor Dominguez moved to approve the Agenda as amended with #21 postponed and #22 withdrawn. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Dominguez moved to approve the Consent Agenda as published. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

5. APPROVAL OF MINUTES FROM JANUARY 7, 2008, PUBLIC WORKS COMMITTEE MEETING

Councilor Trujillo moved to approve the January 7, 2008 minutes as submitted. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.

PUBLIC HEARING

6. UPDATE TO THE RECENT PROBLEM WITH FROZEN WATER METERS (SHANNON JONES)

Mr. Gary Martinez provided the update on frozen water meters. He noted that other places were suffering also in Española, Las Vegas, and Albuquerque. He explained that they were mapping the places where reports had been received and said there were 1,077 generated work orders. As of this date, they had 44 open work orders and 20 of them would require excavation.

The work to close out work orders involved many man/hours with some staff working 15 hour shifts and about 1,200 hours of overtime. He was grateful for the assistance from other divisions of city staff.

He said they were analyzing the problem to determine reasons for the freezes and that included poor locations for water meters (north side locations and too shallow meters). Out of the mapping, they would establish a high-risk database in order to avoid the problem in the future and take a proactive approach. He added that the fireflies were not a cause for freezing.

He commented that the pipe from meter can to the house was a "dead zone" where the responsibility for repair and maintenance was an issue. His department was considering a proposal to amend the ordinance so the responsibility would be clarified.

They would then use software to track and implement a maintenance cycle and annual inspections.

He mentioned that vacant houses were a problem because there was no water movement in them. He said that people could help avoid freezing of their water by allowing dripping to occur at a rate of 6-8 drops per minute. He said it would also help to have a stop waste valve installed at homes that were likely to be vacant during the winter months. He said it was very easy for the City to shut off service to those homes as well.

Mr. Martínez said the problem was usually not the main water main but could be on river crossings and dead ends. He said the cold weather caused a lot of contraction and expansion of lines, putting additional stress on them.

He also urged developers to have water meters placed to the south of homes to help avoid freezing.

Councilor Calvert suggested they could use the fireflies to track where nothing was flowing, indicating a vacant house.

Mr. Martínez thought that was a very good recommendation.

Councilor Calvert also recommended that when they had to put meters on the north side that they be required to have them deeper in the ground.

Mr. Martínez agreed but explained that if they were too far down, the crews could not get to them.

Mr. Martínez said they wanted to have a couple of Customer Relations staff to help communicate with customers and serve as a dispatch service. He felt it might be wise to include other divisions as a one-call service. He said they also needed to update customer telephone numbers because it was hard to keep up with those changes. He said they had contracted with a company called Santa Fe Communications to help with customer contacts at the present time. They were utilized after 10 pm. And on weekends.

Chair Bushee said there were not complaints about the quality of the service but they needed to let people know the estimated time to get back to them. She thanked all the staff for working late hours in the cold.

Councilor Calvert said there was a problem with long distance dispatch because those people didn't have information to tell them where they were in the queue. People need an idea of how long they would have to wait for someone to come to their home.

Mr. Martínez said they would work on that issue. He said he really appreciated the patience of the customers.

Mayor Coss thanked the staff who helped get 800 down to 44. He thanked Councilor Bushee and Councilor Chávez for working the phones too. He noted that next year they would be prepared for the big freezes but was concerned about what was next.

7. UPDATE TO THE SANTA FE RIVER TRAIL (RACHEL FRIEDMAN)

- **JOB SKILLS TRAINING FOR SANTA FE'S YOUTH THROUGH SANTA FE RIVER AND WATERSHED IMPROVEMENTS**
- **REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH YOUTHWORKS IN THE AMOUNT OF \$200,000 INCLUSIVE OF NMGRT (RACHEL FRIEDMAN/DAVID CHAPMAN)**
- **MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF SANTA FE AND SANTA FE**

COUNTY FOR THE JOINT REGIONAL TRAILS AND OPEN SPACE SANTA FE RIVER TRAIL PROJECT – AMENDMENT NO. 3

- **REQUEST FOR APPROVAL OF AMENDMENT NO. 3 WHICH WILL COMPENSATE THE CITY \$285,000 FOR PROFESSIONAL SERVICES RELATED TO THE PLANNING, DESIGN, ACQUISITION AND CONSTRUCTION OF THE SANTA FE RIVER TRAIL FROM CAMINO ALIRE TO STATE HIGHWAY 599**
- **REQUEST FOR APPROVAL OF A BUDGET INCREASE IN THE AMOUNT OF \$285,000 (RACHEL FRIEDMAN)**

Ms. Friedman introduced herself as the Watershed Coordinator and shared the Design Team members that included County staff as well as SW Planning and the Santa Fe Watershed Assn. She then summarized the history of their work that included a public meeting which had 115 attending.

She explained the three suggested trail alignments (shown in the packet she handed out) and how they differed. The reason for 3 options was because of property owners who actually owned parts of the river. She described the process they were using to contact them and said at least half had been contacted to date.

She shared information on the surface media (8' minimum width) and said the public desired to have it paved in some manner. She added that a group of scientists were working on the river channel itself to prevent erosion and their work was included in the packet.

She shared their budget information and said they were asking for an additional one million dollars.

Councilor Dominguez asked how they would deal with the property lines in the river channel.

Ms. Friedman said they contracted for the research on legal lots of record and were approaching those property owners to explain their work. She said some of them were giving that property in the channel to the City and others were agreeable to abiding by the easement provisions. She said that although they could use condemnation procedures, she thought it would not be necessary because most owners knew there was nothing they could do with that part of their property.

Councilor Dominguez asked about how they were valuing the property for acquisition.

Ms. Friedman said the title company would do a title search and give an appraisal they would use for compensating owners.

Councilor Trujillo asked about the bridges shown.

Ms. Friedman explained the options and which ones needed bridges. She said the funds available would dictate how many were built.

Mr. Romero commented that the bridge at Ricardo made the most sense and might be the only one the City would build. He added that they were trying to use natural materials and stay away from concrete in dealing with water flow issues and to find areas where plants could grow. In some areas they would add

large stones to help river channel control. They were hoping to work with the Caja on acquiring the right size stones and then make sure the stones were placed correctly and used the right sizes.

Chair Bushee asked which option was best.

Ms. Friedman said #1 seemed to be most popular but needed more bridges.

Mr. Romero said they were at the point where they had the mapping and hydrology done and were going into final design for the area from the second bridge down and wanted to make it clear this was the final approval on design.

Chair Bushee congratulated the County and other agencies for involvement. She noted there were several actions involved in this item. The first was the PSA with Youthworks.

Councilor Calvert moved to approve the PSA. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.

The second request was approval of the PSA for design

Councilor Calvert moved to approve the PSA. Councilor Trujillo seconded the motion.

Councilor Dominguez asked for clarification on the funding.

Mr. Romero explained the City had a contract in place with the designers to complete the design to Siler. It was \$400,000. They were contributing \$285,000 and the rest (\$115,000) was from CIP or state funds.

There were no speakers from the public regarding this matter.

The motion passed by unanimous voice vote.

Councilor Calvert moved to approve the budget increase. Councilor Dominguez seconded the motion and it passed by unanimous voice vote.

INFORMATION AGENDA

8. UPDATE ON NEW STAFF FOR LAND USE DEPARTMENT (JACK HIATT)

Mr. Hiatt introduced the new staff in PLUD. Fred Vigil, Tony Baker, Patrick Nicholson and Tamara Baer and shared their backgrounds and experience.

Mr. Hiatt added that there were a few temps also that he wanted to move into permanent positions. He said there were no more vacancies from those previously reported but there might be four new ones from staff who were retiring.

Chair Bushee asked if they would find out next meeting on some of the updates on policies.

Mr. Hiatt agreed. He said next would be fee increases in next few weeks. He said he had gotten lots of good advice on how to raise them intelligently.

9. SHORT PRESENTATION FROM PNM ON NEW ENERGY ERA (NICK SCHIAVO) (PNM)

Mr. Schiavo introduced himself as the City's Energy Specialist and presented Mr. Ernie CdeBaca from PNM.

Mr. CdeBaca thanked him and shared a power point handout on the proposed PNM rate increase and the rationale for why it was needed. He explained that demand was driving the increase in rates. He pointed out that they still would be well below the average costs of other utility companies.

Councilor Calvert asked how the request was changed, given the recent decision to sell the gas utility.

Mr. CdeBaca said it would mean needed revenue of \$1.7 billion instead of \$2 billion.

CONSENT AGENDA LISTING

10. CIP PROJECT #536 – ZONA DEL SOL AMENDMENT NO. 4

- **REQUEST FOR APPROVAL OF AMENDMENT NO. 4 WITH MATHEY AND ASSOCIATES ARCHITECTS FOR ADDITIONAL PHASE II DESIGN SERVICES IN THE AMOUNT OF \$24,500 INCLUSIVE OF NMGRT (CHIP LILIENTHAL)**

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12. SANTA FE FARMERS MARKET

- **REQUEST FOR APPROVAL OF AMENDMENT NO. 2 IN THE AMOUNT OF \$200,000 THAT WAS ALLOCATED FROM THE 2008 CIP BOND FUNDING (FRANK ROMERO)**

13. REQUEST FOR APPROVAL OF A LICENSE AGREEMENT FOR THE USE OF ON-STREET PARKING SPACES BY THE GENERAL SERVICES ADMINISTRATION WHICH ALLOWS THE USE OF EIGHT PARKING SPACES, EXCLUSIVELY, IN FRONT OF THE FEDERAL COURTHOUSE ON FEDERAL AVENUE FOR THE AMOUNT OF \$7,200 PER YEAR (WALTER ROYBAL)

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- **REQUEST FOR APPROVAL OF A PARKING SERVICES MANAGEMENT AGREEMENT BETWEEN THE CITY OF SANTA FE AND SANBUSCO CORPORATION TO IMPLEMENT UNIFORM PARKING ARRANGEMENTS, ENFORCE PARKING REGULATIONS, AND COLLECT REVENUE AT THE SANBUSCO PARKING LOT (WALTER ROYBAL)**

Mr. Hon provided a handout on parking programs and went through each one to describe them.

Chair Bushee expressed concerns about the parking charges keeping people away.

Mr. Hon said that was why they had these special parking programs. He explained that for the residential parking permit districts, they would have two full time enforcement staff to ensure that the parking in residential areas was protected for the residents.

He said he received the petition from Juanita Street to eliminate all parking on Juanita Street and then a suggestion for parking on one side only and forwarded it to Traffic for consideration.

Ms. Cheren Mead (Juanita Street) said the one side or the other might cause a civil war on Juanita Street. She said she didn't want to enforce it. She said about 83% went along with no parking on the street at all.

Councilor Dominguez asked if there was a proposal to expand the parking meters.

Mr. Hon said there was not.

Councilor Trujillo asked about the motorcycle provisions.

Mr. Hon said that motorcycle parking was part of an ordinance that went through the process. It was because so many went out to buy motor scooters to alleviate the congestion. He said there would be 20 motorcycle spaces in the Railyard parking garage and they were going to start a big media campaign soon.

He said the Railrunner people told him when they started Rail runner service, they would stop bus service and shared that they had money available for bus service in Santa Fe.

The Committee briefly discussed bicycle lockers at the Railyard.

Chair Bushee said she had some ideas on it and also on car sharing.

Mr. Hon said there was a waiting list with 162 names for monthly parking at the Railyard garage.

He said all of these programs would be brought to the Governing Body.

Councilor Calvert asked how people knew there was a waiting list.

Mr. Hon said it was word of mouth and spreading quickly.

He said the shuttle service would continue to be provided and he would bring forward a recommendation for new walk on vans.

Chair Bushee said she had complaints that there were not fixed rates on it.

Mr. Hon said the Van Go program was free. The parking lot was privately owned but the City had no control over it.

The Committee discussed the special events free parking program and Mr. Hon explained the policy which was already in place.

Chair Bushee asked to hear from Farmers Market

Mr. George Gundry, Executive Director of the Farmers' Market thought the ten dollar fee would work although they were thinking of the special event at \$2. He said it would help if they could pay \$2 on the way in it would work best. Psychologically, it would be preferable. People were there early but vendors would have to stay later. He added that they really didn't want the vendors in the garage or nearby but to reserve that for their customers to use.

Mr. Hon said they would have enough space if vendors parked elsewhere. He said they could provide shuttle service for them.

Mr. Hon spoke briefly about Business Validations

Mr. Walter Roybal (contract specialist) requested approval of the management agreement with Sanbusco Corp. He briefly explained the details of the agreement and how it would work. He estimated a \$30,000 surplus from the agreement. He said the main purpose was to provide uniform parking there and discourage people from misusing that parking area. He said Sanbusco could have a validation program just like businesses within the Railyard.

Chair Bushee asked about the live/work status.

Mr. Hon said that they would not be part of the regulated parking by meters but would be by permits.

Mr. Eric Gent, who lived on Alarid Street and had a business said the Parking Division have offered to provide two residential and two business spaces for them. It had helped. He wondered if they could regulate it so people didn't park for six hours in front of businesses. This was the first time he had heard of the waiting list. And asked if there was a weighted decision on that list. He said Mr. Hon had been very responsive to them, helping with the loading area and handicapped parking.

Chair Bushee asked about Site Santa Fe and the new park.

Mr. Hon said he had not had much discussion with Site Santa Fe. They would have a lot behind their facility. They did have discussions about how parking would be handled for the park and might provide an hour's worth of free parking and then charge. . for people who want to do the trails, etc. Site Santa Fe was on the waiting list for spaces in the garage.

Chair Bushee asked Mr. Romero if on new Guadalupe there was a bike lane there.

Mr. Romero said he would have to look at the plans but was hoping there was.

Councilor Trujillo moved to approve the parking agreement with Sanbusco. Councilor Dominguez seconded the motion and it passed by unanimous voice vote. Councilor Calvert was not present for the vote.

Councilor Dominguez moved to amend the agenda to hear #18 next. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

18. REQUEST FOR FINAL APPROVAL OF THE VACATION AND SALE OF AN ABANDONED ROAD KNOWN AS OLD CAMINO APODACA LOCATED WEST OF 438 APODACA HILL (REYES ARAGON)

Mr. Edward Vigil, Property Manager for City of Santa Fe requested the sale of Old Camino Apodaca. He explained that it was first requested in 2004. The matter was put on hold and recently an appraisal was done.

Chair Bushee asked about the intended use.

Mr. Vigil said it ran down the center of their property and they might want to consolidate the lots. It was never used as a roadway.

The owner showed the plat to Chair Bushee.

Chair Bushee asked if they planned to build.

Mr. Vigil said it would be used as a green belt. It was dedicated as a road back in 1947 but never used for vehicles. It had been more as a shortcut for livestock and people.

Councilor Calvert moved to approve the request. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

17. STAFF REPORT ON HIGH DENSITY "RM" ZONING IN EXISTING NEIGHBORHOODS / COUNCIL RESOLUTION 2007-98 (REED LIMING)

Mr. Liming presented the staff report. He said the Council directed staff to reexamine RM zoning. He explained how they performed that work and shared a map that presented the RM zones throughout the City. He pointed out that much of it was in older neighborhoods surrounding downtown. About 1,000 acres (4%) and away from downtown were smaller tracts - RM-1 = 21 units/ac and RM 2 = 29 units/ac. He showed on the downtown area and some of the highest densities were on west side of downtown. He also noted that RM 1 and RM 2 allowed height up to 36 feet but RM 10 allowed only up to 24 feet.

Mr. Liming clarified that their focus was on residential areas zoned RM.

He said that if Council was considering rezoning, the two zones that matched best were RM-8 or RM-10.

Chair Bushee asked how the down zoning would be accomplished.

Mr. Liming said the areas just outside of historic districts should be done first because they were less protected. He said it would require ENN meetings. He added that this was just background and preliminary recommendations.

Ms. Price reported that at the Juanita ENN meeting there was a consensus of 8 units per acre.

Chair Bushee said there were little blocks downtown that were all ready to go.

Mr. Hiatt said he would talk with Mr. Buller this week to develop a specific strategy. The long range planning was about done. He added that, as a protective strategy, they would look at where developers would likely want to build condominiums. They had identified a few as best targets for rezoning. Then they had neighborhood conservation districts that would require additional meetings.

Chair Bushee said they needed a plan and a timeline for that kind of sweeping change to put in the General Plan. Realistically it would be a couple of years.

Mr. Hiatt said they could produce a plan and would have to detail all of it.

Ms. McCormick said they wanted to get ahead of development efforts with a more comprehensive

approach, a community planning process similar to a neighborhood plan.

She said they would have to have the neighborhood meetings and community meetings. And the implications of doing that were large.

Councilor Calvert asked how this would be affected by the 50% maximum lot coverage later on this agenda.

Mr. Hiatt said he had not thought about them in the same context.

Chair Bushee asked him to provide a plan with priorities and a time line.

Councilor Calvert asked if he could do that by the next meeting.

Mr. Hiatt said he thought they could.

Chair Bushee asked if it had been presented to the Planning Commission.

Mr. Hiatt said it had not.

Chair Bushee said she would almost prefer they go to the Planning Commission before Public Works and now they needed to see what was shown to Public Works here.

Ms. McCormick agreed to do so.

19. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING TABLE 14-7.1-1 AND SECTION 14-7.1(B) SFCC 1987 REGARDING THE CALCULATION OF ALLOWABLE DWELLING UNITS AND MAXIMUM NUMBER OF DWELLING UNITS (COUNCILORS CALVERT AND BUSHEE) (JEANNE PRICE)

Ms. Price presented this matter. She explained the history of rounding up the number of allowable units.

Chair Bushee told Mr. Hiatt she would like to see where the infill plan didn't work.

Mr. Hiatt said he understood.

Councilor Dominguez asked if the Community Development people did an analysis of lot size.

Ms. Price said they analyzed how many were the result of rounding up probably in 2005.

Mr. Buller said some functions may have fallen thru the cracks and he would sit with Ms. McCormick and figure that out before next meeting.

Ms. Price explained how the rounding up came to be (in order to accommodate affordable housing and infill) in 2001 by adoption of an ordinance that changed standards for several zones. Since then several neighborhoods told the City they were harmful. So this tries to undo what was done then by rounding down instead of up. The Planning Commission looked at them on Jan 17 and recommended approval on both.

Councilor Dominguez wanted to know more about the rationale.

Ms. Price said it wasn't talked about much.

Councilor Calvert said the intent was affordability but the problem of an arbitrary number was that it still didn't guarantee affordability.

Chair Bushee said she was concerned about pushing growth further and further out and continuing to annex land, She asked that there be some overall plan because land was expensive and extending infrastructure was expensive.

Councilor Calvert felt that in a lot of areas, the philosophy of infill was to save on infrastructure but in some places the infrastructure could not handle that density.

Chair Bushee said she wanted the data so they wouldn't jump from one side to the other.

Ms. Price suggested they could find out how many lot splits were allowed by rounding up.

Councilor Dominguez moved to postpone this item until they got the information requested. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

20. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING TABLE 14-7.1-1 SFCC 1987 SO THAT THE MAXIMUM LOT COVERAGE FOR RM DISTRICTS was FIFTY PERCENT (50%) IF PRIVATE OPEN SPACE was PROVIDED (COUNCILOR HELDMEYER, MAYOR COSS AND COUNCILOR CALVERT) (JEANNE PRICE)

Ms. Price said this also was one the City did in the name of infill, allowing lot coverage to go up to 70% if private open space was provided. This would pull it down to 50%. She said the Planning Commission also recommended this and added no amendments on it.

Chair Bushee asked what affect this would have if the down zoning was not accomplished.

Ms. Price said it would help somewhat.

Councilor Heldmeyer said the lot coverage on other residential zones was 40% and now would be 50% but RM 1 went from 40 to 70%. The argument was made that they were mostly apartment houses. So the effect would be the same densities as other residential neighborhoods. She said the lot coverage was important because some RM-1s were in historic districts.

Chair Bushee said she wanted to see an analysis of this and the impact it would have. She wanted to see what it would look like.

Ms. Price said that when people look at property to purchase, they want to know how many units they could build on it.

Chair Bushee felt the prohibition of 3 stories would help too. She just would like it all put together. She asked if planning staff could come back with those options.

Mr. Hiatt said, given the assignments from tonight, he was trying to figure out how to do it. He didn't know how they could provide the data on lot coverage but would try.

Councilor Dominguez moved to postpone this to next meeting. Councilor Trujillo seconded the motion and it passed by unanimous voice vote.

21. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 10-2.4 SFCC 1987 PROHIBITING CONSTRUCTION NOISE IN THE CITY BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. THE FOLLOWING DAY (COUNCILOR ORTÍZ) (JACK HIATT)

This item was postponed for two meetings under Approval of the Agenda.

22. REQUEST FOR APPROVAL OF A RESOLUTION SUPPORTING THE ESTABLISHMENT OF A STATEWIDE TRANSIT FUND TO ASSIST LOCAL GOVERNMENTS IN FINANCING THE PROVISION OF URBAN AND RURAL TRANSIT SERVICES THROUGHOUT NEW MEXICO (COUNCILOR CHÁVEZ) (JON BULTHUIS)

This item was removed from the Agenda under Approval of the Agenda.

23. MATTERS FROM STAFF

24. MATTERS FROM THE COMMITTEE

25. NEXT MEETING: MONDAY, FEBRUARY 11, 2008


26. ADJOURN

Having completed the agenda and with no further business to come before the Committee, the meeting was adjourned at 8:30 p.m.

Approved by:

Patti J. Bushee, Chair

Submitted by:



Carl Boaz, Stenographer