

MINUTES OF THE
SANTA FE COUNTY
DEVELOPMENT REVIEW COMMITTEE

Santa Fe, New Mexico

May 13, 2010

This special meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Vice Chair Susan Martin, on the above-cited date at approximately 2:24 p.m. at 11 Mountain Top Road, within the Overlook Subdivision, Santa Fe, New Mexico.

Roll call indicated the presence of a quorum as follows:

Members Present:

Susan Martin, Vice Chair
Maria DeAnda
Charlie Gonzales
Jim Salazar
Juan José Gonzales

Member(s) Excused:

Jon Paul Romero, Chair
Don Dayton

Staff Present:

Shelley Cobau, Planning Division Director
Vicki Lucero, Review Team Leader
John Lovato, Development Review Specialist
Ted Apodaca, Assistant County Attorney
Dennis Manzanares, Assistant County Attorney
Buster Patty, Fire Marshal

Also Present:

Bryan Berg, Applicant
Claudia Pavel, Positive Energy

Applicant Bryan Berg thanked the CDRC members for making the site visit and distributed two house sections. He said the intent was to stay within the graded pad which has qualifying slopes for development. He explained the footprint, with the exception of the guesthouse, was defined by means of the laths on the ground. He demonstrated the path of the sun throughout the year. He stated for passive solar to work effectively you need exposure from 9:00 am to 3:00 pm. He used the sections to show the strategy for getting maximum exposure for solar roof panels, which will be concealed by parapets.

Mr. Berg stated most of the house will be hidden from view. The main level is 7'6" and the upper level ceiling is 8'8". The height of the taller portion is 26'11" which is two feet taller than otherwise would be called for due to the change in topography. The house is only 20 feet wide.

He showed where the hammerhead turnaround would be behind the house. Some grading will be advantageous and a few trees will have to be sacrificed. He showed the location of the retaining walls. Member DeAnda asked about the location of the road to the hammerhead and Mr. Berg showed that it passed behind the house, toward the slope.

Mr. Patty stated the biggest issue is getting an ambulance in. The house will be constructed of non-combustible materials. Regarding the road width, Mr. Berg said they would prefer to go down to 13' in some places rather than the 14' required.

Member C. Gonzales asked about specifications on significant trees and staff said they would check the code.

Mr. Berg said retaining walls will only be used for the emergency access and parking, not for the house itself, which will sit on footings and a stem wall. Engineering has not been done for the basement at this point.

Speaking about the 3:12 pitch of the roof, Mr. Berg indicated this is preferable in terms of snow, ice and rainwater collection. He explained the area's water supply situation, which can be unreliable, therefore catchment will be critical.

Member Salazar asked how the slope would be stabilized. Mr. Berg said he planned to revegetate. Mr. Salazar asked about the maximum height of the cut at the hammerhead. Mr. Berg estimated it would be increased by about three feet over the present cut.

Mr. Patty explained that the soil has to be compacted in order to hold 55,000 pounds. Mr. Berg said the plan is to retain cut material onsite and compact it where needed. Mr. Patty said there is always a concern about the sides of the road giving way.

Member C. Gonzales asked if a variance would be needed for the back wall cut being 2:1, or if that would be a condition of approval. Ms. Lucero said it was required by code.

Mr. Berg said drainage calculations have been done and the flow is less than anticipated. He explained the plan.

Ms. Pavel from Positive Energy used a hand-held device to show sun paths for the year. This elucidates the exposure at various heights.


As the group made its way down the hill, Mr. Berg explained various aspects of the road, demonstrating where trees would be saved by narrowing the road by one foot. He showed where his property ended at the end of the hill and where the easement began.

ADJOURNMENT

Having completed the site visit and with no further business to come before this Committee, Vice Chair Martin declared the meeting adjourned at approximately 3:25 p.m.

Approved by:

Susan Martin
Susan Martin, Vice Chair
CDRC


ATTEST TO:
Valerie Espinoza VT
COUNTY CLERK

Before me, this ___ day of _____, 2010.

My Commission Expires: _____
Notary Public

Respectfully Submitted by:
Debbie Doyle
Debbie Doyle, Wordswork

COUNTY OF SANTA FE) CDRC MINUTES
STATE OF NEW MEXICO) ss PAGES: 3

I Hereby Certify That This Instrument Was Filed for Record On The 18TH Day Of June, 2010 at 11:52:21 AM And Was Duly Recorded as Instrument # 1601881 Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM