

MINUTES OF THE
SANTA FE COUNTY
PLANNING COMMISSION

Santa Fe, New Mexico

August 18, 2016

- I.** This meeting of the Santa Fe County Planning Commission convened on the above-cited date at approximately 4:04 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.
- II.** Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

Members Present:

Frank Katz, Chair
Susan Martin, Vice Chair
Phil Anaya
Bette Booth
Louie Gonzales
Leroy Lopez

Member(s) Excused:

Rena Gray

Staff Present:

Vicki Lucero, Building & Services Manager
Tony Flores, Deputy County Manager
Mathew Martinez, Development Review Specialist
Jose Larrañaga, Development Review Team Leader
Vicente Archuleta, Development Review Specialist, Subdivisions
Andrea Salazar, Assistant County Attorney
Victoria DeVargas, Fire Prevention

IV. APPROVAL OF AGENDA

Member Martin moved to approve the agenda as published. Member Booth seconded and the motion carried by unanimous 6-0 voice vote.

V. APPROVAL OF MINUTES: July 21, 2016

Member Martin moved to approve the July minutes as submitted. Member Booth seconded and the motion passed by unanimous voice vote.

VI. NEW BUSINESS

- A. CP CASE # 16-5090 Turquoise Trail North Conceptual Plan. RCS-Turquoise Trail South I, LLC, Applicant, Sommer Karnes & Associates LLP, Agent, request Conceptual Plan approval to phase the previously approved Turquoise Trail North residential subdivision (290 dwelling units on 101.49 acres) into 8 phases, to modify the approved housing types, and to re-designate the commercial lot to a multi-family lot with 23 dwelling units. The property is located in the Community College District, which is a Planned Development District, east of State Road 14 and north of Vista del Monte, within Sections 24 and 25, Township 16 North, Range 8 East (Commission District 5)**

VICENTE ARCHULETA (Case Manager): Thank you, Mr. Chair. On June 23, 2016, the Hearing Officer recommended approval of the conceptual plan to phase the previously approved Turquoise Trail North residential subdivision into 8 phases, to modify the approved housing types, and to re-designate the commercial lots to a multi-family lot with 23 dwelling units on 101.49 acres.

On September 10, 2002, the Board of County Commissioners granted Master Plan approval for a mixed-use development consisting of 294 residential units and 1,480,050 square feet of commercial on 224 acres, known as the Thornburgh Master Plan.

On October 12, 2004, the BCC granted approval of a master plan amendment to the previously approved Thornburgh Master Plan to allow an increase in the number of residential units to 512 and to decrease the amount of commercial square footage from 1,480,050 square feet to 711,150 square feet.

On September 10, 2005, the BCC granted preliminary plat, final plat, and development plan approval for the South Phase of the Turquoise Trail subdivision, which consisted of 222 residential units. The survey plat for the South Phase has been recorded.

On February 14, 2006, the BCC approved the Preliminary Plat, Final Plat, and Development Plan for the Turquoise Trail North subdivision consisting of 178 single-family lots, 100 multi-family units, 12 live/work units for a total of 290 residential units and a 1.39-acre commercial tract on 101.49 acres. This is the area that is now being modified.

The applicant now requests Conceptual Plan approval per Chapter 14, Section 14.9.9, Conceptual Plan, of Ordinance No. 2015-11, the Santa Fe County Sustainable Land Development Code to phase the Turquoise Trail North residential subdivision into 8 phases, with a total of 290 residential units, including 40 affordable units.

The applicant is also requesting the following modifications to the original approval: modification of the unit mix which consists of 178 single-family dwellings, 100 multi-family units, and 12 live/work units to 267 single-family dwellings and 23 multi-

family apartment units, which will increase marketability of the units; expansion of the street widths in response to input from Turquoise Trail South residents at the community meeting held for the application; and re-designation of the 1.39 acre commercial tract to a 23-unit apartment complex.

The applicant also requests preliminary and final plat approval. This request will only be heard by the BCC subsequent to recommendation from the Planning Commission on the conceptual plan.

Recommendation: Building and Development Services staff reviewed this project for compliance with pertinent SLDC requirements and found that the facts presented support the request for conceptual plan approval to phase the Turquoise Trail North subdivision into eight phases, to modify the approved housing types, and to re-designate the commercial lot to a multi-family lot. The facts that support the application's approval are: the subdivision was previously approved to be built out in a single phase, but due to the downturn in the economy, the applicant could not build out the subdivision in one phase; and the previous approval was for 290 residential lots which is consistent with the current request. Therefore, staff recommends approval of the conceptual plan.

This matter went before the Hearing Officer for a hearing on June 23, 2016. The Hearing Officer recommends approval of the application. If the decision of the Planning Commission is to approve the application, you may consider adopting the Hearing Officer's finding of fact and conclusion of law in the written recommendation subject to the following condition.

1. The Conceptual Plan with appropriate signatures shall be recorded in the office of the County Clerk.

Thank you, Mr. Chair.

CHAIRMAN KATZ: Thank you. Does anyone on the Commission have a question for staff? If not, may we hear from the applicant? Thank you.

JOSEPH KARNES: Good afternoon, Chair Katz, members of the Planning Commission. I am Joseph Karnes, with Sommer, Karnes and Associates. I am here today with Brian Mulqueen, representing Real Capital Solutions, the property owner, traffic engineer Morey Walker, and project engineer Oralynn Guerrerortiz. I'll be brief and Ms. Guerrerortiz will have a couple of comments and the balance of our team will be available for any questions the Commission might have.

As Mr. Archuleta explained what we're dealing here is a project that was approved back in the mid-2000s. The south portion of Turquoise Trail, just to the south on the other side of the arroyo from this project, from the Arroyo Hondo has been substantially built out over the years. Right now we have an approved preliminary plat and an approved final plat for the entire project. The final plat is scheduled to expire at the end of this year. Due to the downturn in the economy a couple of years ago we achieved an extension of the final plat. The final plat expires at the end of this year. So in order to move forward the property owner would need to carry out the entire project in one single phase. The subdivision improvements and the bonding to do that make it very, very challenging to move forward so what we talked to staff with earlier on this year was achieving an overlay of phasing, breaking the project down into eight phases so they could proceed one after another in digestible sizes to facilitate the development of this project, which again was approved back in the mid-2000s.

We found out, and worked real closely with staff to come to the understanding that rather than applying phasing on top of the existing approvals under the SLDC what it requires is that we basically start over, all the way back to a conceptual plan which is before the

Commission today. In addition to that we needed to open up the preliminary plat and the final plan, basically get those re-approved.

And so that's the process that we're here going through right now. As Mr. Archuleta explained, we went to the Hearing Officer back in June and have – and also prior to that had a community meeting. And we got some good input at the community meeting as well as our understanding of what we were working with based on the experience of building out Turquoise Trail South, and in working together we made some three modifications to the approved plans to respond to comments that we heard and the experience with Turquoise Trail South.

First of all, as Mr. Archuleta explained, the unit mix has been modified to achieve more marketable units which will be sold, hopefully quicker than the units in Turquoise Trail South. There were about 101 if I recall, multi-family units in the original approval. What we've done is converted those to 267 single-family units and a 23-unit apartment complex. So we believe that the mix of units is more marketable at this point given current market conditions and will result in more rapid development of the overall project.

The 23-unit apartment complex – I pointed out where originally, in the original approval there was about a 1.39-acre commercial tract along Highway 14. Given the size of that tract, relatively small size, and experiences with other subdivisions that have tried to incorporate commercial, it was determined that a more feasible use of that area, instead of commercial would be an apartment complex. So there's a 23-unit apartment complex that replaces the previously designated commercial area. So those are two of the modifications and the other one has to do with slightly expanding the street widths, compared to what was previously approved and what has taken place in Turquoise Trail South. Those streets, the narrowness of the streets and the desire to park on the street has caused issues down at Turquoise Trail South that we heard from some of the residents who live there.

And so again, given that we had the opportunity to start over and come forward with a new preliminary plat we decided to widen the streets slightly, facilitate some more on-street parking and result in hopefully a better circulation pattern. And so those are, along with the opportunity to go through this process again, essentially that is what we have managed to incorporate into the plan.

The eight phases are laid out on this plan. If you have any questions about them we'd be happy to answer them.

And finally, I'll just point out on the site plan here that the project includes 54 percent open space and a substantial trail network that goes both through the project and around the project, connecting to the planned trails along Arroyo Hondo. We were just handed a letter from some concerned citizens [*Exhibit 1*] talking about Highway 14 and the desire for setbacks. If I could take the microphone and point out that along the southwesterly portion of the property there's a substantial area of open space and the open space along the Highway 14, there's a 50-foot wide setback, so I would submit that that is a fairly substantial setback from Highway 14 and the right-of-way is along the property line. So if Highway 14 is every expanded to four lanes in this area it can be done within the right-of-way. It won't be going into the property. So I think that addresses the comments that were made in the letter that we just received a few minutes ago.

CHAIRMAN KATZ: I have a question about that. The letter seems to imply that the Highway Department has told us twice that the subdivision people would double the lane on the road before their expansion. I think they were looking to you to do that. Is that going to happen?

MR. KARNES: Yes. Mr. Walker might be able to address that. He's done an updated traffic report. We worked very closely with the New Mexico Department of

Transportation and what we're being told – correct me if I'm wrong, Morey – is that the widening of Highway 14 won't be warranted at least for the first few phases of the project if at all. Can you address that Morey?

While he's reviewing that are there any other questions?

CHAIRMAN KATZ: Any questions from the Commission for the applicant?

MEMBER BOOTH: I can't quite tell from the map, where is this? Where is this subdivision?

MEMBER GONZALES: Right across from Santa Fe Brewing Company.

MEMBER BOOTH: Right across – thank you.

MR. KARNES: We have one correction in the staff report that I think Oralynn would like to address.

[Duly sworn, Oralynn Guerrerortiz testified as follows:]

ORALYNN GUERRERORTIZ: Oralynn Guerrerortiz with Design
Engenuity, P.O. Box 2758, Santa Fe, New Mexico.

The only thing I noticed in the staff report is when we initially prepared our plans in the original submittal that got approved back in 2006/7, that was based on a private sewer system and when we went through the review process and we turned this in I think originally in April, the Utility or the Public Works Director suggested that he wanted it to be a public sewer system and he required some modifications to the plan. So I think the plans that you have in front of you are the modified ones that reflect a public sewer system going in and all the dedications reflect that also. The staff report hadn't caught up with that point, but that's what we are proposing at this point.

CHAIRMAN KATZ: Thank you.

MEMBER GONZALES: Chair Katz, Oralynn, I'd like to ask you a question. When you say the public – is it a County sewer system that you're hooking up to?

MS. GUERRERORTIZ: Well, Thornburg put in a lift station across from this project, really, that takes everything in a force main that gets it into the City system, and so as part of that original work done by Thornburg, David, we're able to connect to that lift station and it's now in the County's hands; they own that lift station. And so they requested that we make all our sewer lines public. So I guess they're just starting to transfer, or going to a new concept of doing public sewer in this area now that they own that lift station.

MEMBER GONZALES: Where do they process it? Where does the line go?

MS. GUERRERORTIZ: It goes to the City treatment plant.

MEMBER GONZALES: The one on Airport Road?

MS. GUERRERORTIZ: Yes, sir.

MEMBER GONZALES: Thank you.

CHAIRMAN KATZ: Thank you. Morey, do you have any wisdom for us on the road.

[Previously sworn, Morey Walker testified as follows:]

MOREY WALKER: Morey Walker, Walker Engineering. Chairman, yes. I was reading this, we're pretty much aware of the traffic in that area. I've counted that intersection probably three times. A couple times for the Santa Fe Brewing Company, twice for this thing, and I know what's going on in there. It has capacity right now. I know they say it's a bottleneck but it really doesn't have that bad of a bottleneck as people have perceived in a lot of situations. We do know we will have to do some expansion as the project goes along. For the first phase we're going to put in a right turn lane, right turn de-

acceleration lane, which is basically a right-in and a right-out in our first phase, which will take how the amount of traffic is for the first phase.

The second phase we will do improvements on Highway 14, Fireplace Lane intersection. We'll be putting in a dedicated left turn lane and do two through lanes going back into town. And then by the time we get to the fourth, fifth and sixth phase there will be a traffic light and probably a four-lane highway in that area.

CHAIRMAN KATZ: Thank you very much.

MR. WALKER: We've got that covered. Thanks.

MEMBER GONZALES: Chair Katz, Morey.

CHAIRMAN KATZ: Yes, Mr. Gonzales.

MEMBER GONZALES: The traffic signal that you're talking about is the one on the eastern side there, eventually.

MR. WALKER: It would be at Fireplace Lane, yes.

MEMBER GONZALES: And is that – and across 14, that's where the Brewery is? The Santa Fe Brewery? So you guys will share that traffic signal?

MR. WALKER: Yes. Yes, we will.

MEMBER GONZALES: And when is it proposed that you were going to install it?

MR. WALKER: Unfortunately, I don't have the traffic report right in front of me but I think it will be – depending how the traffic goes and how things are built out mostly. I think it was probably eight years, I think. Something like eight years.

MEMBER GONZALES: So you're doing phases based on your eight phases.

MR. WALKER: Yes, mainly. The sooner the better for us because that means we've sold a lot more lots than we expect.

MEMBER GONZALES: Thank you.

CHAIRMAN KATZ: Any other questions from the Commission? This is a public hearing. Is there anybody who would like to comment on this application? Hearing none, it comes back to the Commission for discussion, comments, motion maybe even. Yes, Ms. Martin.

MEMBER MARTIN: I'll make a motion with respect to CP Case 16-5090, Turquoise Trail North Conceptual Plan, to approve the – motion to approve the request.

CHAIRMAN KATZ: Do you also wish to adopt the findings and conclusions?

MEMBER MARTIN: Move to adopt the findings and that includes the following condition: The conceptual plan with appropriate signatures shall be recorded in the office of the County Clerk.

CHAIRMAN KATZ: Okay, is there a second to the motion?

MEMBER BOOTH: Second.

CHAIRMAN KATZ: Okay, it's been moved and seconded to approve the application, adopting the findings and conclusions of the Hearing Officer with the condition spoken.

The motion passed by unanimous [6-0] voice vote.

CHAIRMAN KATZ: The application is approved. Thank you very much.

- B. CASE #16-5160 Galisteo Fire Station. Santa Fe County, Applicant, requests variances of Chapter 8, Section 8.8.5, Side and Rear Setbacks and Chapter 7 Section 7.13.11.7, Water Harvesting of the Sustainable Land Development Code, Ordinance No. 2015-11 (SLDC). The Applicant proposes to add 1,192 square feet to an existing 3,365 square foot unmanned Fire Station (Fire and Rescue Station) for a total of 4,557 square feet. The site is within the Galisteo Community District Overlay (GCD) and is zoned as Public/Institutional (GCD PI). Under the GCD Use Table a Fire and Rescue Station is allowed as a permitted use. The property is located at 39 Avenida Vieja, off NM 41, within Township 14 North, Range 9 East, Section 36 (Commission District 3)**

MATHEW MARTINEZ (Case Manager): Thank you, Mr. Chair, Commissioners. On July 28, 2016, this case was heard by the Hearing Officer. The Hearing Officer recommended approval of the request. The applicant acquired the property as evidenced by the warranty deed recorded in the records of the Santa Fe County Clerk in Book 340 page 158 on October 20, 1976. The applicant is requesting a 1,192 square foot addition to an existing 3,365 square foot volunteer unmanned fire station for a total of 4,557 square feet. The proposed addition will provide an additional apparatus bay, exercise room, and storage area.

The applicant requests a variance of Chapter 8, Section 8.8.5, Side and Rear Setbacks, Table 8-17-1, which states that setbacks within a PI, Public Institutional zone shall be a minimum of 40 feet. The applicant states that in order to provide access to the new addition and a turning radius for trucks the new addition must be aligned with the existing facility. The current side setback for the existing building is 10 feet; therefore the applicants request the same 10-foot setback for the addition. Also, the proposed rear setback for the addition would be a little over 18 feet, although the SLDC requires a 40-foot rear setback, making this variance request for both the side and rear setbacks.

The applicant additionally requests a variance of Chapter 7 Section 7.13.11.7, Water Harvesting. The applicant states that there is already existing landscaping on the property, which includes four deciduous trees and shrubs, and that the existing landscaping is mature and does not require watering.

The applicant states that the parking lot is less than 40 spaces and there will be screening provided to the north of the addition by means of a coyote fence. The applicant states that roof water will be oriented with downspouts and will direct water to existing trees with on-site ponding to the east of the building. The station is already screened with a landscape density that keeps with the natural landscaping in the area, characterized by more open land with little vegetation. Additionally, the station being unmanned does not provide staff who can maintain landscaping, therefore the variances are needed.

Recommendation: Since there is already an existing building with a 10-foot side setback, it is unreasonable to require an addition to that structure to meet a 40-foot setback. During the six-month review of the SLDC, staff will be proposing an exception to setbacks for additions to existing structures and to delete the additional setbacks in the PI districts.

The existing trees are mature and require little watering. The roof drainage will be directed into the trees. Water use for landscaping is so minimal that requiring a cistern would result in an unnecessary hardship. As part of the six-month review of the SLDC staff will be recommending to the Board of County Commissioners that the rainwater section be amended to allow non-residential uses where no new landscaping is required to utilize rain barrels or other catchment systems, including berms, swales and tree wells to capture rainwater as approved by the Administrator. The request for variances meets the variance review criteria set forth in Chapter 14, Section 14.9.7.4.

This matter came before the Hearing Officer for a hearing on July 28, 2016. The Hearing Officer recommended approval of the application. If the decision of the Planning Commission is to approve the application you may consider adopting the Hearing Officer's findings of fact and conclusions of law in the written recommendation. I stand for any questions.

CHAIRMAN KATZ: Thank you. Are there questions of staff from the Commission? Seeing none, will the applicant come forward and tell us your story?

[Duly sworn, Ron Sandoval testified as follows:]

RON SANDOVAL (Project Manager): Ron Sandoval, Project Manager with the Santa Fe County Public Works Project Division. I'm here on behalf of the Santa Fe County Fire Department. Today we are requesting approval of two variances. One variance in regard to setbacks; the second variance is for water harvesting. Are there any questions?

CHAIRMAN KATZ: I do have a question. Have you gotten input from the neighbors whose property will be impacted by the setback exception?

MR. SANDOVAL: Mr. Chair, members of the committee, we actually had a meeting. I believe it was on May 19th, approximately, with several neighbors along with three different neighborhood organizations. One individual that attended this meeting was the president of the water board and he stated that they were very concerned about utilizing community water to keep a cistern sustainable to keep water in that holding tank. In other words, they were really concerned if they had three to four to five months of dry weather out there we would have to use the community system afloat so we wouldn't use any of that vegetation if we were required to do that.

CHAIRMAN KATZ: That raises two questions in my mind. Would the requirement to put water in the cistern need to protect the cistern from collapsing?

MR. SANDOVAL: Negative, sir. Mr. Chair, members of the committee. How a cistern works is basically, let's say you have a 200-gallon water holding tank. What happens with that tank, you've got to keep probably a minimal of maybe one to two feet of water in that cistern at all times. If you don't keep water in there you going to have problems with your seals on your pumps. Those seals are going to dry up and then they're going to fail. The other problem is when we collect silt it stays in there and that could actually create problems too if there's no water in there keeping that pump underground.

CHAIRMAN KATZ: Okay. That answers one question. The other question is I was concerned about the neighbor who would be impacted by the setback. Looking at your drawings here that you gave us there's clearly a neighbor that's right in back of where this building is going and I was curious whether you had reached out to them and determined that they are okay with the smaller setback.

MR. SANDOVAL: Mr. Chair, members of the committee, we invited everybody. There has been communication with the district chief with the neighbors out there. The district chief also lives out there. She's the one that's actually in charge of the facility. So there has been plenty of communication. There's actually also been some notices that have been posted, so there's been plenty of opportunities for all neighbors to air any concerns.

CHAIRMAN KATZ: So you're telling me there's been opportunities but you don't know whether in fact that neighbor is okay with it.

MR. SANDOVAL: Mr. Chair, members of the committee, you're correct. They did not approach me directly to state they were in favor or not in favor of it.

CHAIRMAN KATZ: And you didn't approach them directly and ask them if it was cool with them. I think there's an answer from –

MR. SANDOVAL: Mr. Chair, members of the committee we sent a registered letter and I did that and basically they signed off and they returned it. So basically, they were informed; they signed off on it.

[Previously sworn, Steve Moya testified as follows:]

STEVE MOYA (Fire Department): My name's Steve Moya, Santa Fe County Fire Department. I do live in Galisteo and the neighbor was notified. My wife actually met with him, who is the district chief and he was fine with it. He's happy with the coyote fence.

CHAIRMAN KATZ: That's fine. That's all I wanted to know. Thank you so much.

MEMBER ANAYA: Mr. Chair.

CHAIRMAN KATZ: Yes.

MEMBER ANAYA: Can I ask you one question? Are you talking about this letter that just stated concerned citizen?

CHAIRMAN KATZ: No. That was the other case.

MEMBER ANAYA: I stand corrected.

MR. SANDOVAL: Mr. Chair, members of the committee, if you don't mind I'd actually like to go over the handout that I provided you. [Exhibit 2] I'll go through it really brief but maybe it will give you a better idea of what we're dealing with out there. On Exhibit #1, first page, is actually where the building sits. Again, the highlighted yellow portion is where our addition – is the addition that we're requesting to add on to this facility.

On Exhibit #2 you actually see kind of a gray zone. With the new code we're required to have a 40-foot setback. If we were to go with a 40-foot setback you can see where we can actually build on this property. We're unable to do that.

CHAIRMAN KATZ: Thank you. I think that really explains it graphically for us. I appreciate that.

MR. SANDOVAL: Glad to hear that. Thank you. Exhibit #3 is actually the addition that we're planning. Again, we've got an apparatus bay that we're putting on here. That is for a new piece of fire equipment that the Santa Fe Fire Department will receive some funding on, and adjacent to it is actually what we call a workout room. The workout room is to encourage hopefully some of the youth to come out and join as a volunteer. Also the workout room is for those volunteers currently that want to stay somewhat in shape. Again, it's just a small benefit for these folks that actually volunteer their time and effort.

Exhibit #4, again, that's pretty much looking straight on to them. I think we're good on that one. Exhibit #5 is really critical. You actually can see where our fire station is. On the east of it is nothing but open space. Exhibit #6 is actually a photo taken from the roadway viewing the fire station towards the east. Again, you can see the ton of vegetation that's currently there. Again, Exhibit #7 it shows you the vegetation that we've been talking about. There's a lot of vegetation out there. Exhibit #8 is actually the site that we're going to be building on. Exhibit #9 is actually – shows you the setback that currently is in place. And I think the most important one is Exhibit #10. Again, you look to the east of this facility and this is what your view is. Okay. So hopefully that helps.

CHAIRMAN KATZ: Thank you very much. Any other questions? Okay. This is a public hearing. Is there anybody from the public who wishes to discuss this case? Seeing no one, comes back to the committee for discussion, questions or a motion?

MEMBER ANAYA: Mr. Chair.

CHAIRMAN KATZ: Yes, Mr. Chair.

MEMBER ANAYA: I'd like to make a motion please, for approval of Case #V 16-5160, Santa Fe County Galisteo Fire Station Variance, with the recommendations from staff as presented to the board.

MEMBER BOOTH: Second.

CHAIRMAN KATZ: Okay. It's been moved and seconded to approve.

The motion passed by unanimous [6-0] voice vote.

C. Possible Action on the Findings of Fact and Conclusions of Law for Case #V 16-5160

CHAIRMAN KATZ: Now, I think we are supposed to approve an order? Is that – may I have a motion on the order?

MEMBER MARTIN: I'll so move to approve the order of the Hearing Officer.

CHAIRMAN KATZ: Okay. The order's at the very end of our materials. Recommended decision order. It's been moved to approve it.

MEMBER ANAYA: Second.

CHAIRMAN KATZ: It's been moved and seconded to approve it.

The motion passed by unanimous [6-0] voice vote.

CHAIRMAN KATZ: Okay, the order recommended decision has been approved. Thank you.

B. Petitions from the Floor

None were offered.

C. Communications from the Committee

None were presented.

D. Communications from the Attorney

None were presented.

E. Matters from Land Use Staff

VICKI LUCERO (Building & Development Services Manager): Mr. Chair, just the first case that you heard, it's only a recommendation so we didn't actually prepare a final order and conclusions of law, but we do have a written recommendation that we'll need to get your signature on after the meeting and that will go forward to the County Commission.

F. Next Planning Commission Meeting: September 15, 2016

G. Adjournment

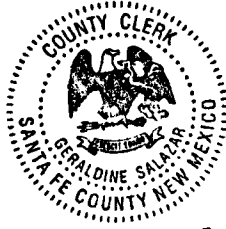
Having completed the agenda and with no further business to come before this Committee, Chair Katz declared this meeting adjourned at approximately 4:40 p.m.

Approved by:

Susan C. Mather for
Frank Katz, Chair
Planning Commission

Submitted by:

Debbie Doyle for Wordswork
Debbie Doyle, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

PLANNING COMMISSION MI
PAGES: 22

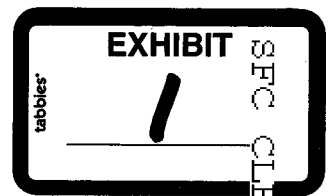
I Hereby Certify That This Instrument Was Filed for
Record On The 19TH Day Of September, 2016 at 02:51:01 PM
and Was Duly Recorded as Instrument # 1804776
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar

Deputy *Laura Hernandez* County Clerk, Santa Fe, NM

ATTEST:
Geraldine Salazar
GERALDINE SALAZAR
COUNTY CLERK
9-16-2016





SFC CLERK RECORDED 09/19/2016

8/9/2016

Santa Fe County Land Use
Development Permit #16-5090

To whom it may concern:

1. Highway 14 is a National Scenic Byway. The subdivision needs a deep setback from the road. Without the setback it will ruin the scenic views along the highway.
2. We have been asking the State Highway Department to double the lanes at this section of Highway 14. At present Highway 14, the road in front of the subdivision, goes down to one lane from two, making it a traffic bottle neck. It is very dangerous to drive. The Highway Department has told us twice that the subdivision people would double lane the road before their expansion. We are expecting this. This section of Highway 14 is a nightmare being single-laned.

Concerned Citizens



Exhibit - 1

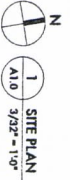
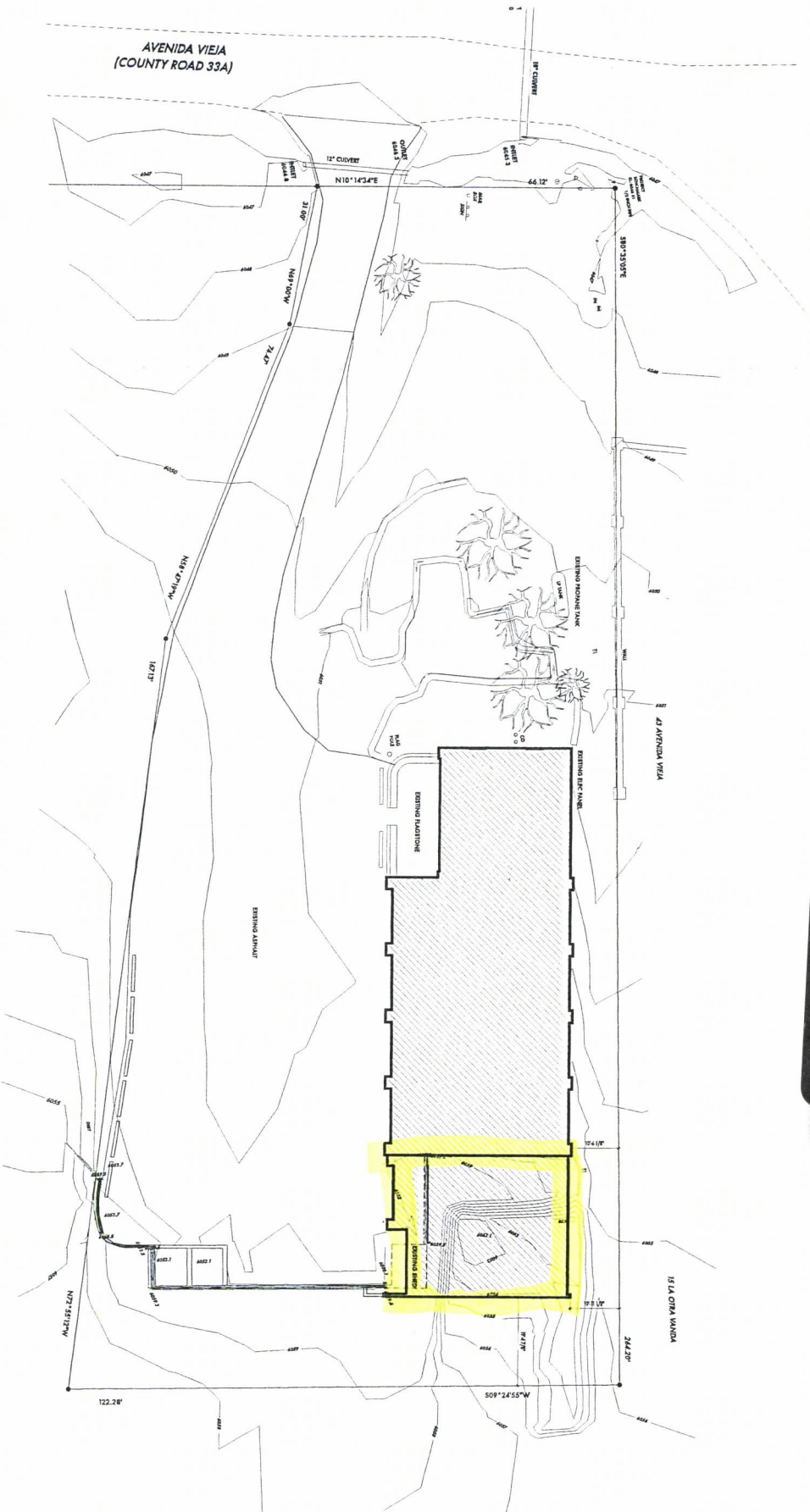


Exhibit - 2

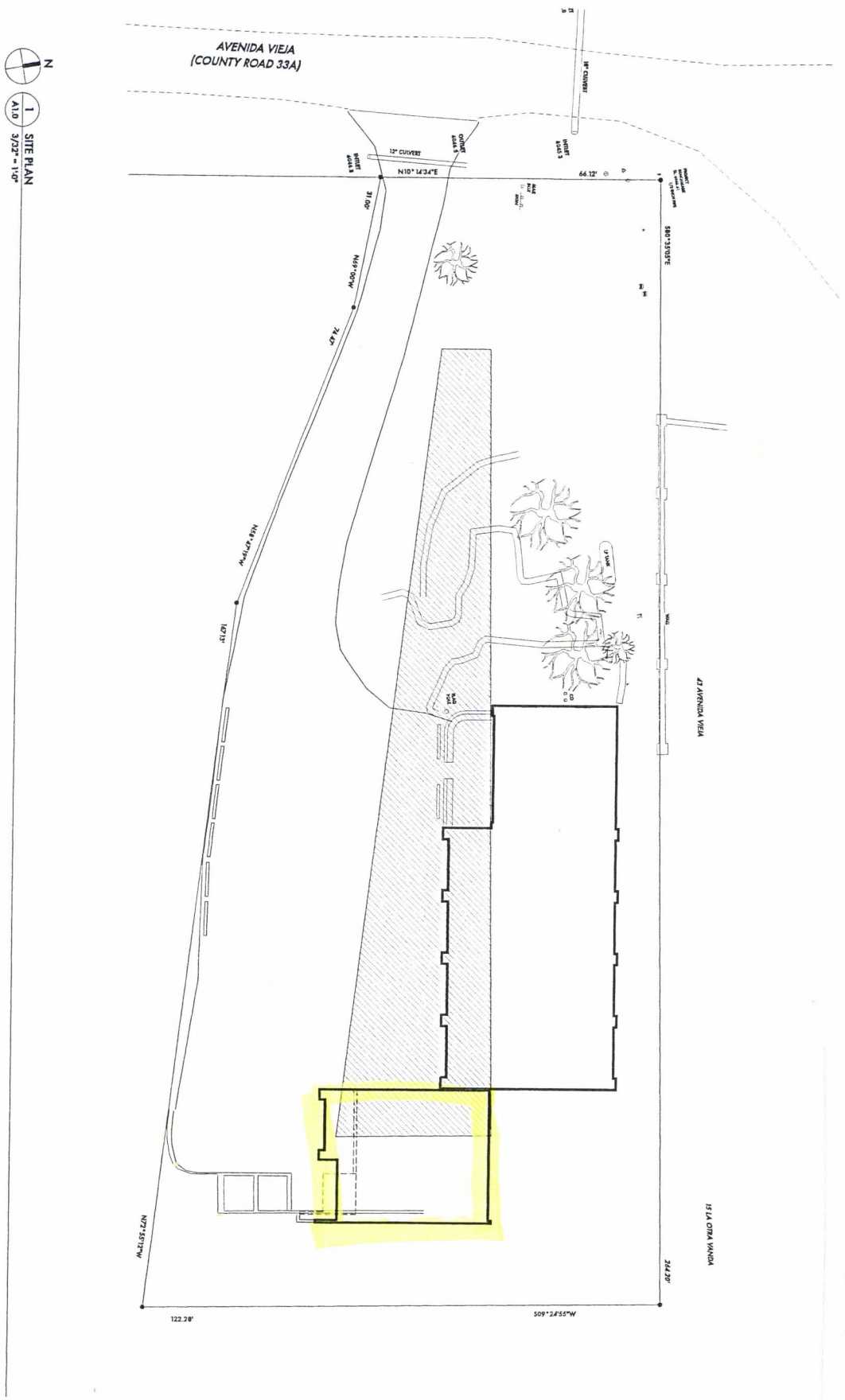
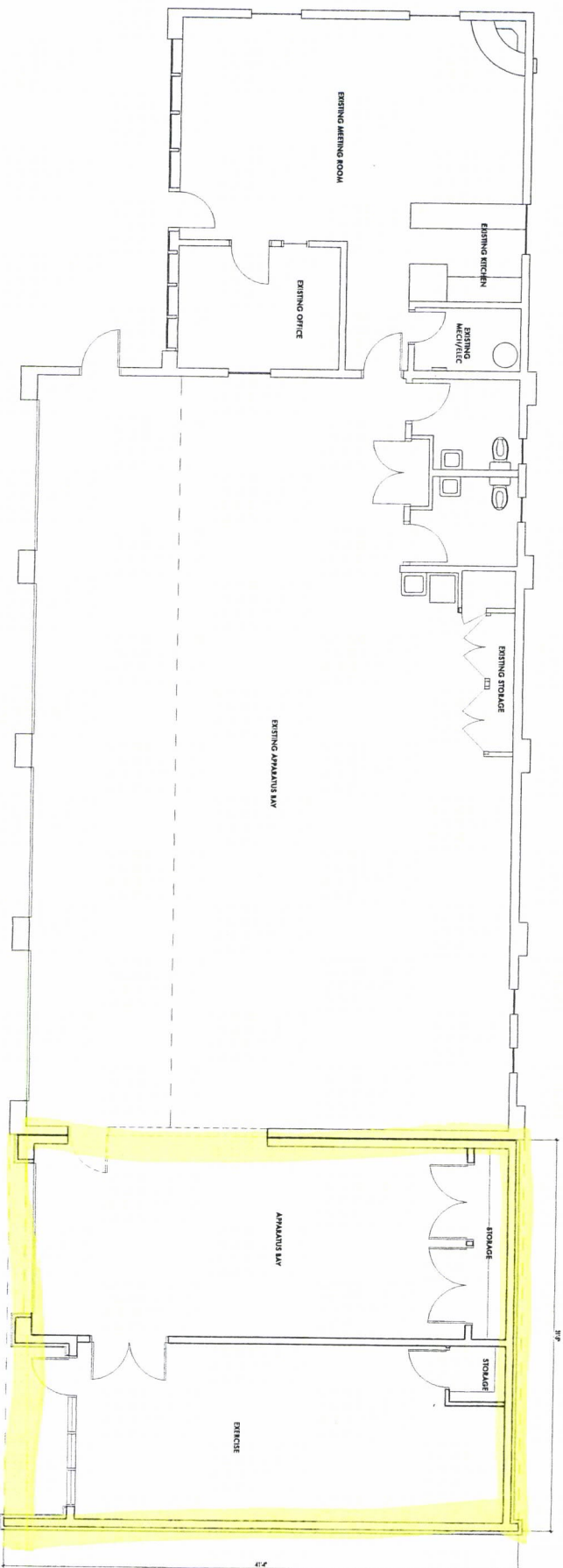
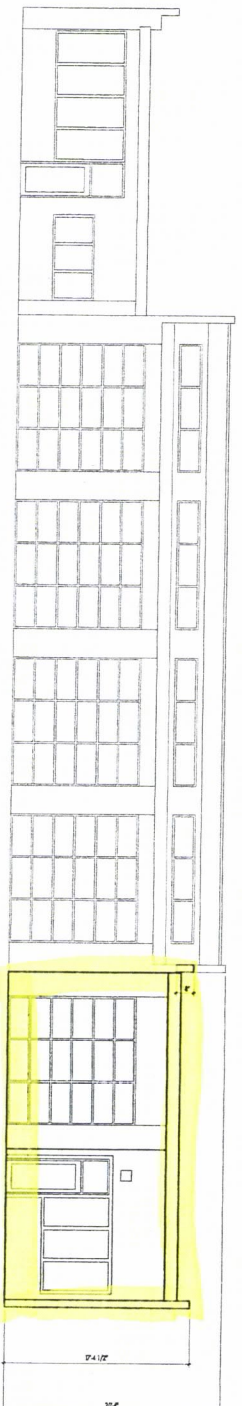


Exhibit - 3

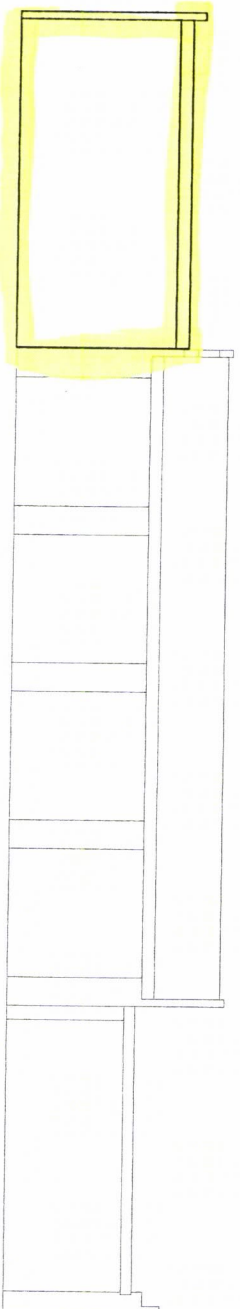


N
2 FLOOR PLAN
A11 1/4" = 1'-0"

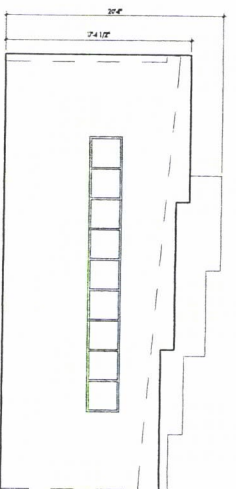
Exhibit - 4



1 ELEVATION - SOUTH
A2.0 3/18 - 13"



2 ELEVATION - NORTH
A2.0 3/18 - 13"



3 ELEVATION - EAST
A2.0 3/18 - 13"

Exhibit - 5



Imagery ©2016 Google, Map data ©2016 Google 100 ft

Ave Vieja
Galisteo, NM 87540

Google Maps

Exhibit - 6

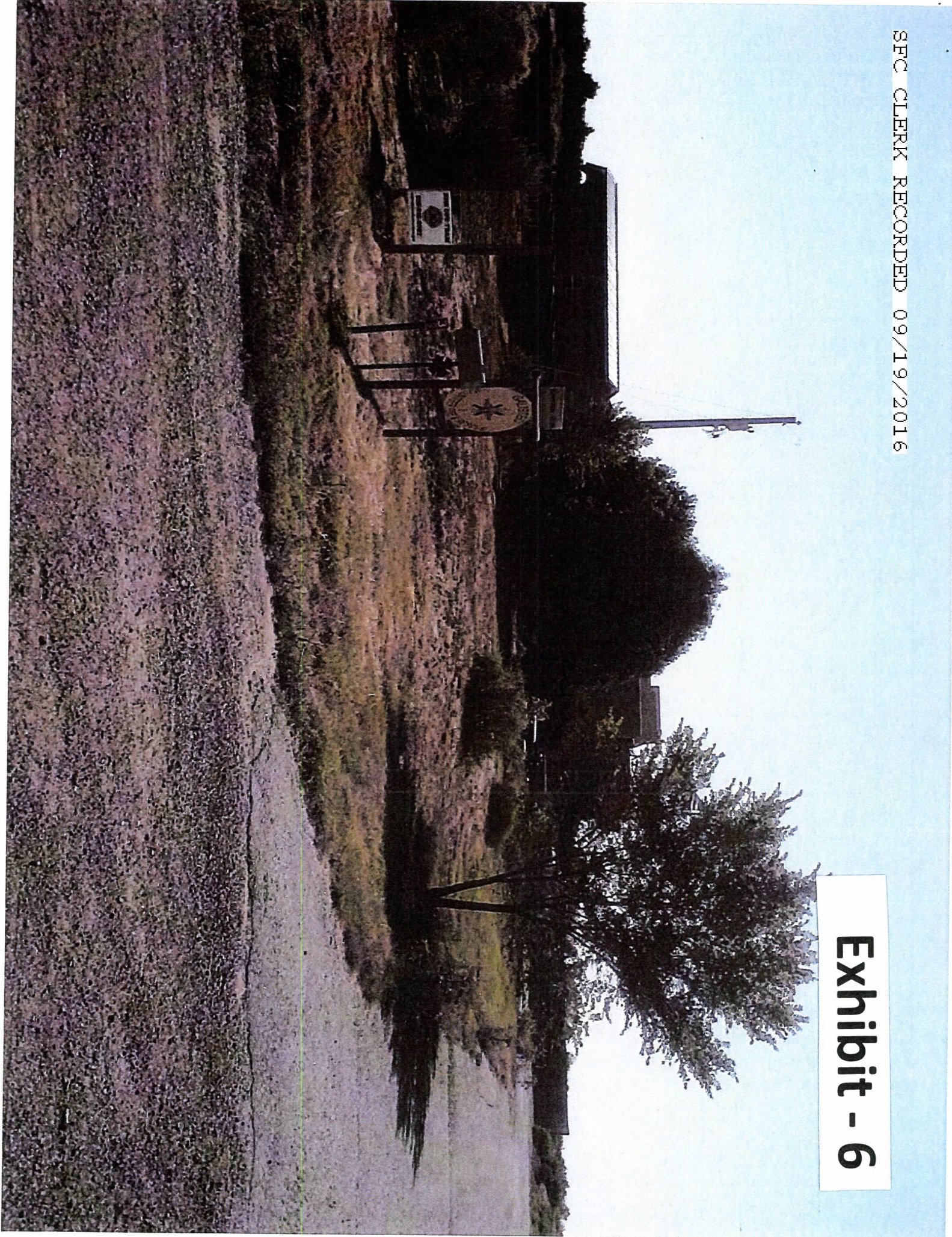


Exhibit - 7

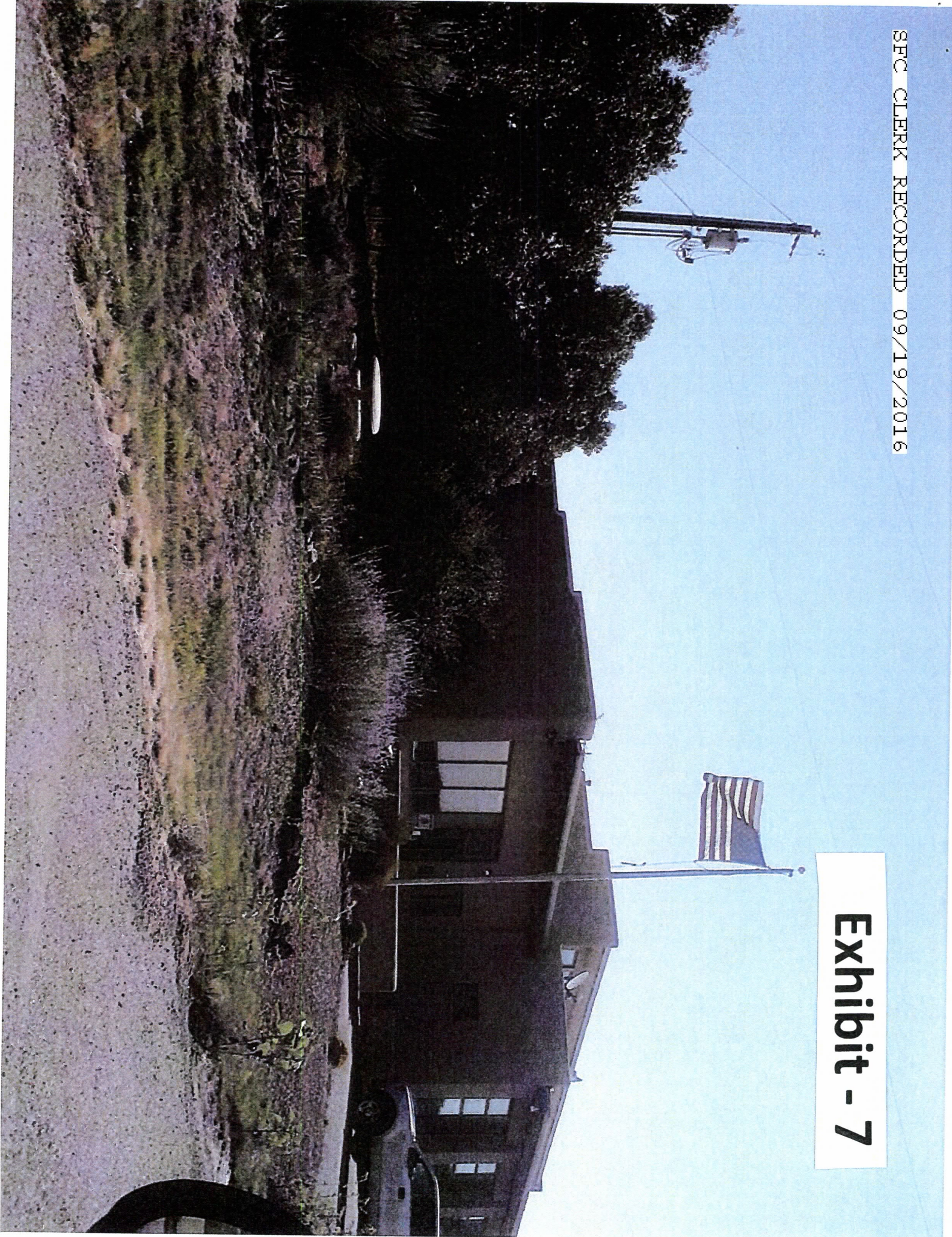


Exhibit - 8

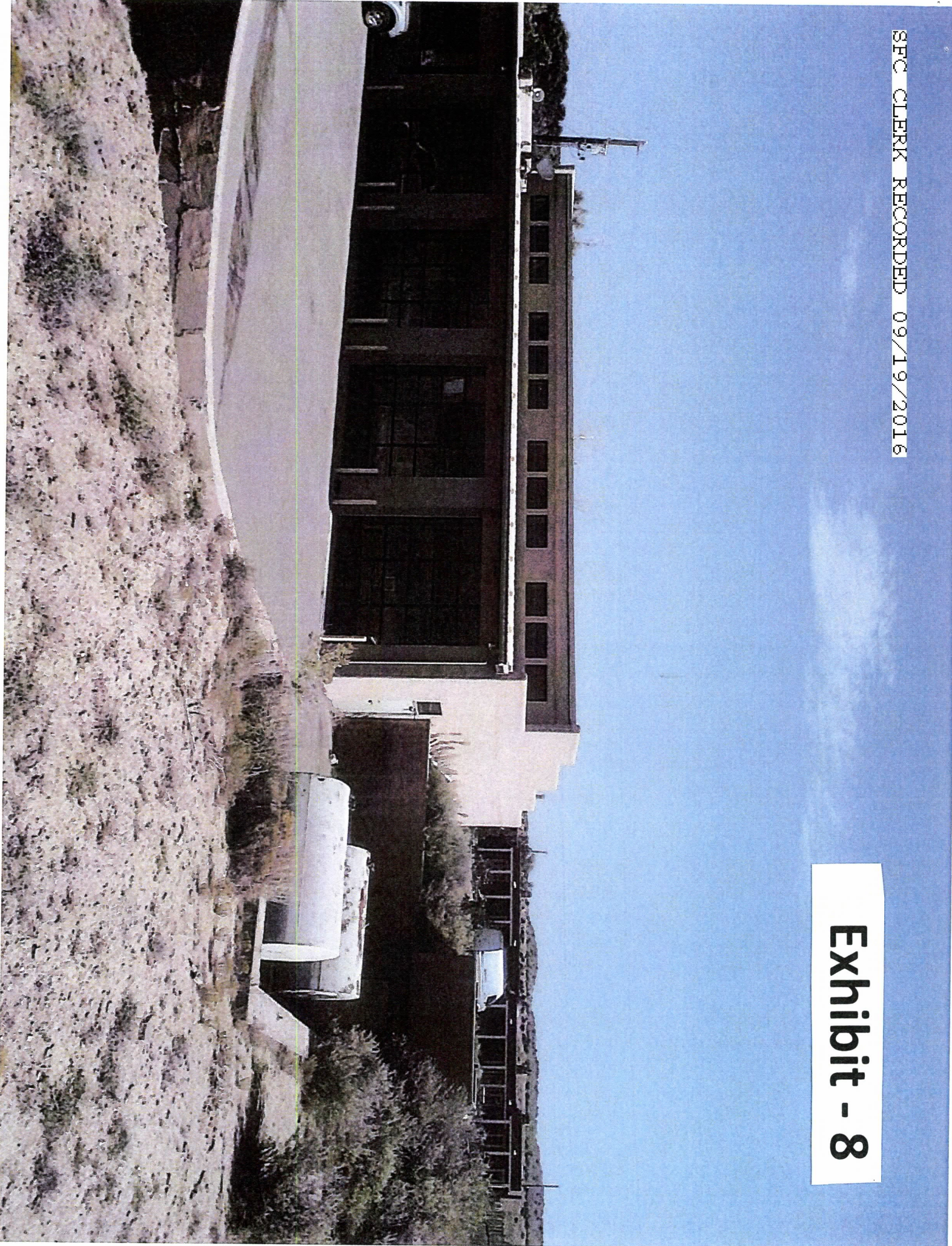


Exhibit - 9



Exhibit - 10

