

MINUTES OF THE
SANTA FE COUNTY
PLANNING COMMISSION

Santa Fe, New Mexico

October 18, 2018

I. This meeting of the Santa Fe County Planning Commission was called to order by Chair Charlie Gonzales on the above-cited date at approximately 4:00 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:

Charlie Gonzales, Chair
Frank Katz, Vice Chair
Filandro "Phil" Anaya
Renaë Gray
Leroy Lopez
Susan Martin
Stephen Shepherd

Member(s) Absent:

None

Staff Present:

Vicki Lucero, Building & Development Services Manager
Paul Kavanaugh, Building & Development Services Supervisor
John Lovato, Development Review Specialist
Rick Word, Assistant County Attorney
Jaome Blay, Fire Marshal
Tony Flores, Deputy Manager
Penny Ellis-Green, Growth Management Director
Nathan Manzanares, Development Review Specialist

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IV. Approval of Agenda

Vicki Lucero, Building & Development Services Manager, said the case under Old Business, Nelson and Darla Vigil Variance, is presented for deliberation and vote on the second variance.

Member Katz moved to approve the agenda as published. Member Martin seconded and the motion passed by unanimous voice vote.

Ms. Lucero noted that the Vigils were not present for today's hearing.

V. Approval of Minutes: September 2018

Member Katz noted an error on page 31 where a comment was attributed to Ms. Vernold and, in fact, was Member Katz.

Member Katz moved approval as corrected. His motion was seconded by Member Martin and passed by unanimous voice vote.

VI. Consent Agenda Final Orders:

- A. SVAR 18- 5080 Sergio Nunez Variance: Sergio Nunez, Applicant, Mike Montiel, Agent, Requests a Variance of Chapter 9, Section 9.8.3.6.5.C.Ii, Setbacks, of the La Cienega and La Cieneguilla Overlay District to allow an Existing Unpermitted Accessory Dwelling and Existing Accessory Structure to be 9' from the Property Boundary, and a Variance of Chapter 10.4.2.4, (Utilities), to Allow a Second Septic System to be Utilized for the Accessory Dwelling. The Property is Within the Residential Estate Zoning District Within the La Cienega/ La Cieneguilla Overlay District and Located at 20 Calle De Juan Within, Section 20, Township 16 North, Range 8 East, (Commission District 3). Denied 6-0. John Lovato, Case Manager.**

Member Katz moved to approve the final order in the above referenced case. Member Martin seconded and the motion passed by unanimous [7-0] voice vote.

- B. SVAR 17-5290 James Baker Variance: James Baker Applicant, Requests a Variance of Chapter 7.6.3.1.1.2b, (Preservation of Existing Vegetation/Significant Trees), Chapter 7.17.4.1, No Build Areas (Disturbance Of Rock Outcroppings), Chapter 7.17.10.4.1 Roads And Driveways Of Slopes Over 25% and a Variance of Chapter 7.17.4.3, No Build Areas (Disturbance Of 30% Slope). The Property is Located at 38 Stacy Rd. Within, Section 18, Township 18 North, Range 10 East, (Commission District 4). Denied 6-0. John Lovato, Case Manager**

Member Katz moved to approve the final order in the above referenced case. Member Martin seconded and the motion passed by unanimous [7-0] voice vote.

VII. Old Business:

- A. SVAR 18- 5040 Nelson And Darla Vigil Nelson And Darla Vigil, Applicant, Request a Variance of Chapter 8.6.4, Table 8-8, (Dimensional Standards) to Allow a Family Transfer Of 9.53 Acres into two Parcels and a Variance of Chapter 10.4.2.2 (Size) of an Accessory Dwelling, to Exceed 1,400 Square Feet of the Principal Residence. The Property is Within the Rural Residential Zoning District where the Minimum Lots Size is 10 Acres Per Dwelling Unit. The Property is Located at 23 Camino Chamiso Via Santa Cruz Lake Road, Within, Section 5, Township 20 North, Range 10 East, SDA-2 (Commission District 1). John Lovato, Case Manager.**

CHAIR GONZALES: This is supposed to be a vote only. Do you have something – a presentation, John?

JOHN LOVATOR (Case Manager): Mr. Chair, if it's vote only then all I can do is pretty much present to you that it is moving forward for the 1,400 square foot for the accessory dwelling. That is the second part that you'll be acting on. If you want, I can do a brief presentation on that.

CHAIR GONZALES: I don't think we need a presentation all over. What is does the Commission think? I don't think so either. Mr. Katz.

MEMBER KATZ: This was a case that we heard. It was in two parts. The first part was a variance to split an already undersized lot in two and the Planning Commission voted down that variance. And then there was a second request for a variance to allow a accessory dwelling of greater than the limit prescribed by the County code, greater than 1,400 square feet. And I would encourage the Commission members to think about this. The reason why we voted down the lot split, I think is the same reason why we should vote down this request. It's basically that the applicant doesn't like the rules. And that's not saying anything bad about him. I mean, when the rules affect us in a way that we don't want to have happen, you know, it's legitimate to not like them. He wants to have his boys live near him and he is a very admirable man to have such a great relationship with his sons. And what puzzles me is there really is no legal basis for granting an exception in this case. It's only that we like this guy and really we should not be doing that.

The other aspect of this is that he has two sons. One is married and has two kids and the other is unmarried, a single guy. It seems to me that a single guy could do really just fine in a residence that is 1,400 square feet. And in the larger house the son with the family could live. The basis that we were given is that they don't like the zoning. They don't like the rule and the answer to that of course is to change the zoning. And we don't know whether the son who is unmarried will ever get married and have kids. He might some day and he might need a bigger house. But he certainly has plenty of time to do the right thing which is to get the zoning changed in that area if he feels that should be. So, I

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would recommend to my fellow commission members that we deny the variance for the accessory dwelling greater than 1,400 square feet. Thank you.

CHAIR GONZALES: I have a question of the attorney; your first question. Can we hear this case without the applicant being present? Is that legal?

RICK WORD (Assistant County Attorney): Mr. Chair, members, I reviewed your rules of procedures quickly today before coming in and I do not see a prohibition on you voting. They had their hearing. As I understand, and I was not here at the last meeting, that the applicant was present for the actual hearing. All you're doing is conducting a vote today. There is discussion obviously. I am not aware of any prohibition, although lawyers can make issues of things like this if they choose to. I am not saying that arguments could not be made challenging this but I think you're on pretty solid ground. I talked to Cristella, who you normally have here, briefly about this and she wasn't aware of any prohibition either.

CHAIR GONZALES: Okay, thank you. Mr. Katz.

MEMBER KATZ: Mr. Chairman, we could if we so chose go into executive session to deliberate so the presence or absence of the applicant shouldn't really make any difference at this juncture.

CHAIR GONZALES: That's a good point.

MR. WORD: I will add, Mr. Chair, if I may. I know that in a licensing case the Supreme Courts a few years ago made a point of wanting licensing boards to try and vote in the presence – to give notice and there was an issue raised by an applicant that in the licensing context under the Uniform Licensing Act, I don't want to go there but I just want to say that creative lawyers can be creative. But I don't see any prohibition against you acting today on a properly noticed item.

CHAIR GONZALES: Okay, thank you. Mr. Shepherd, did you have something to say?

MEMBER SHEPHERD: Thank you. As the Commission member who put the motion out, Section 10.4 describes an accessory dwelling unit as clearly incidental and subordinate to the use of the principal dwelling. And that was clearly not the intent of the applicant and he stated it very clearly that it was not going to be a subordinate building. It was going to be a separate free standing primary building.

CHAIR GONZALES: Thank you. That is a good point, as well, Mr. Shepherd. Thank you. That being said, are there any other comments or questions from the Commission?

MEMBER ANAYA: Mr. Chair.

CHAIR GONZALES: Mr. Anaya.

MEMBER ANAYA: On our previous vote on this and if I understand it right it was, at that particular time, it was three for and three against; is that correct?

CHAIR GONZALES: As I remember, I think that is correct.

MEMBER ANAYA: So therefore the motion didn't pass because of the vote. Are we going to take a vote based on one individual now or are we just all going to revote? Are all seven going to vote?

CHAIR GONZALES: I think that is a good question and I think that we all should revote.

MEMBER ANAYA: Can we have a response from the attorney to see what he says?

CHAIR GONZALES: Sure.

MR. WORD: Mr. Chair, members, that is how I interpreted the procedural rules governing committee meetings by County bodies; it is a new vote.

CHAIR GONZALES: Thank you.

MR. WORD: And just to clarify my last comment, as long as – I don't have any problems with this vote as long as you do not take any additional evidence or hear any additional arguments.

CHAIR GONZALES: Noted, thank you. Okay. Being with that said, do we have any discussions or motions from the Commission?

MEMBER KATZ: Mr. Chairman, I would make the motion if I might.

CHAIR GONZALES: Mr. Katz.

MEMBER KATZ: I would move in this case, to deny the variance for the accessory dwelling greater than 1,400 square feet.

CHAIR GONZALES: Do I have a second.

MEMBER SHEPHERD: Just a point of order. I thought we already had a motion on the floor so we didn't need another motion. Or are we going to remotion –

MEMBER KATZ: The motion that failed and so –

MEMBER SHEPHERD: Oh, I thought it was tabled until the vote was complete.

CHAIR GONZALES: Legal, what do you think?

MR. WORD: Mr. Chair, members, again, I wasn't here but I think you could proceed, but just for purposes of maintaining a very clear record, you might have the recorder restate the motion that was put at the last meeting so that everyone is clear about what they're voting on.

CHAIR GONZALES: Sounds good. Thank you.

RECORDING SECRETARY: I am sorry. I don't have the minutes available to read from.

CHAIR GONZALES: Okay, Vicki.

MS. LUCERO: Mr. Chair, so I'll read directly from the minutes of the August 16, 2018 Planning Commission meeting: "Commissioner Shepherd said, I move to deny the variance of Chapter 10.4.2.2 size to allow an accessory dwelling to exceed 1,400 square feet of residence. If I refer to Section 10.4, the accessory dwelling unit shall be clearly incidental and subordinate to the use of the principal dwelling. As opposed to putting two principal dwellings on a property. And that's the basis for my motion." And it was seconded by Commissioner Katz.

CHAIR GONZALES: Thank you, Vicki.

COMMISSIONER KATZ: What was said after the motion failed?

MS. LUCERO: Chair Gonzales says, "Three-three tie so the motion fails. Commissioner Shepherd: So that means it is approved. Chair Gonzales: It failed." And then when they asked the attorney, Ms. Valdez said, "Mr. Chair, Section 6.7 of the County Rules of Order would govern in this case. And it states that if a vote results in a tie and one or more members are absent for reason other than voluntary or involuntary disqualification, the item shall be tabled until the next meeting at which a greater number of members are present or a special or emergency meeting if necessary."

MEMBER KATZ: So the item was tabled not the motion; is that correct?

MS. LUCERO: Mr. Chair, Commissioner Katz, it went on to state, I think

it was you Commissioner Katz, that you moved to table. So I think that and the attorney can correct me if I am wrong I would say that that would be to table the case.

CHAIR GONZALES: Go ahead.

MEMBER KATZ: I don't know that it makes any difference. The motion is the same.

CHAIR GONZALES: Yeah.

MEMBER KATZ: I am perfectly happy to have Stephen do it. I just don't want it to be that the motion failed and so what we were voting on was that there was no motion. So whichever way the lawyers tell us to do it, we'll do it.

MEMBER ANAYA: Mr. Chair, for clarification on the rules where they stated that the individual that was not here was excused or no excused based on whether the vote can go forward, is that what I am understanding then and the person that was gone has an excuse or does not?

CHAIR GONZALES: I don't know anything about it being excused or not. Susan, go ahead.

MEMBER MARTIN: I was the absent member and I had notified the committee in July that I would absent for the August meeting.

MS. LUCERO: Mr. Chair, that is correct and it just says voluntary or involuntary disqualification. It doesn't really talk about a member being absent.

CHAIR GONZALES: Okay, thank you. I think that we should just go on with the motion as it was stated. Does the Commission agree? Okay, so we have a motion on the table. Do we have a second?

MEMBER ANAYA: A motion to table?

MEMBER KATZ: No, a motion to deny the variance.

MR. WORD: Mr. Chair, members, just for clarification since there is understandably some confusion about this. I think, given what I had heard about how that meeting ended, perhaps if a member would like they could re-urge the motion which resulted in the tie for the record so it's clear that it is the same motion that is being re-urged today at this meeting. So in effect it is restating the motion.

MEMBER SHEPHERD: Mr. Chair.

CHAIR GONZALES: Mr. Shepherd.

MEMBER SHEPHERD: I re-urge the motion to deny the variance as described in the minutes that was tabled for this meeting.

CHAIR GONZALES: Thank you. That sounds better. Do I have a second?

MEMBER KATZ: Second.

CHAIR GONZALES: Okay, all in favor say "aye." All opposed.

The motion passed by majority [4-3] hand vote as follows: Members Shepherd, Martin, Katz and Chair Gonzales voting "aye" and Members Anaya, Gray and Lopez voting "nay."

CHAIR GONZALES: Motion passes and variance is denied. Thank you, John.

MR. LOVATO: Thank you.

VII. New Business

- A. Case #18-5030 Bruno's Self Storage Conditional Use Permit: Vincent Marchi, Applicant, Land Development Planning, Agent, requests approval of a Conditional Use Permit per Chapter 4, Section 4.9.6 Conditional Use Permits (CUP); Chapter 9.8, Table 9-8-15 (Use Table); and Chapter 10, Section 10.13 (Self-Storage Facilities) to allow a 174-unit self-storage facility with an office/residence totaling 33,130 square feet at full build-out on 3.09-acres. The site is within the La Cienega and La Cieneguilla District Overlay and is zoned Commercial Neighborhood (CN). The site is located at 4 Erica Road via the I-25 Frontage Road within Township 16 North, Range 8 East, Section 26, SDA-2, (Commission District 3).**

Case Manager Nathan Manzanares read the case caption as shown above and provided his staff report as follows.

NATHAN MANZANARES: Just a clarification statement: On August 16, 2018 this application was presented to the Hearing Officer. Staff imposed seven conditions on the Application in order to bring the submittal into code compliance with the Santa Fe County Sustainable Land Development Code. The Hearing Officer recommended the Conditional Use Permit not proceed forward to the Planning Commission until the applicant addressed and satisfied both Staff's and the Hearing Officer's recommendations.

On September 5, 2018 Vincent Marchi, Applicant, Land Development Planning, Agent, submitted a new development report and revised plan set to amend their original proposal which was presented to the Hearing Officer on August 16, 2018. Upon review of the Applicants new revisions, Staff finds the Applicants are eligible to proceed with their request for approval of a Conditional Use Permit as per Chapter 4, Section 4.9.6 to allow a 174-unit self-storage facility with an office and caretakers residence.

Chapter 4, Section 4.9.6.5, Approval Criteria for Conditional Use Permits: Conditional Use Permits may only be approved if it is determined that the use for which the permit is requested will not:

- Be detrimental to the health, safety and general welfare of the area
- Tend to create congestion in roads
- Create a potential fire hazard for fire, panic, or other danger
- Tend to overcrowd land and cause undue concentration of population
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements
- Interfere with adequate light and air and
- Be inconsistent with the purposes of the property's zoning classification or in any other way inconsistent with the spirit and intent of the SLDC or SGMP

Staff has analyzed the Application and has determined that the proposed use meets the criteria set forth in Chapter 4, Section 4.9.6.5. The applicant has addressed the conditional use permit criteria and staff has responded as it contained in the report.

This application was reviewed for the following applicable design standards as per Chapter 7, Sustainable Design Standards of the SLDC. The applicable SLDC standards were addressed by the applicant which included the following:

- Access and road standards
- Fire protection
- Landscape and buffering
- Setbacks
- Fencing
- Lighting
- Signage
- Parking
- Utilities
- Water supply, Wastewater and water conservation
- Terrain management
- Solid waste

Building and Development Services staff has reviewed this project for compliance with pertinent SLDC requirements and has found that the facts presented support the request for a Conditional Use Permit to allow a storage unit facility. The use is compatible with the La Cienega and La Cieneguilla Community District Overlay. The use will not impact adjacent land uses. The use meets the standards set forth in Chapter 10, Section 10.13, Self-Storage Facilities. The Application satisfies the submittal requirements set forth in the SLDC inclusive of the Conditional Use Criteria set forth in Chapter 4, Section 4.9.6.5.

The review comments from State Agencies and County staff have established findings that this Application to allow a 174-unit self-storage facility with an office and caretaker residence is in compliance with State requirements and meets all design standards set forth in the SLDC.

Staff Recommendations: This Application has come before the Planning Commission with an amended submittal to reflect the development using a well and not a community water system as originally proposed. The Applicant has addressed all previous conditions imposed by staff and the Hearing Officer with their new submittal on September 5, 2018 through submitting a new development report and revised plan sets to amend their original proposal.

Staff recommends the Applicant's request for a Conditional Use Permit subject to the following conditions. Mr. Chair, may I enter these conditions into the record?

CHAIR GONZALES: Yes.

The Conditions are as follows:

1. The Applicant must record new water-restriction covenants that restrict annual water consumption to .25 acre of water annually for both the storage facility and on-site caretaker's residence.
2. The Applicant shall record Conditional Use Permit with the Santa Fe County Clerk's Office in accordance with Section 4.9.6.8 of the SLDC.
3. The Applicant shall submit a financial guarantee with the County prior to construction and the issuance of any Development Permit associated with the project.

4. The Applicant shall comply and build-out in accordance with revised development plan and revised construction plans submitted to staff on September 5, 2018.
5. Applicant shall abide by the approved alternative water harvesting plan for a one-month supply of captured water per Chapter 7 Section.7.3.11.7.3b.iii.
6. All lights within facility shall be shielded and down facing to prevent spillover into adjacent properties.
7. Fencing shall be installed along the perimeter of the proposed 4,500 cubic foot retention pond area.

MR. MANZANARES: This report and the exhibits listed below are hereby submitted as part of the record of hearing. Mr. Chair, I stand for any questions.

CHAIR GONZALES: Thank you, Nathan. Does the Commission have any questions of staff?

MEMBER ANAYA: Mr. Chair.

CHAIR GONZALES: Mr. Anaya.

MEMBER ANAYA: I do have questions concerning staff's recommendation versus the Hearing Officer's recommendations. Can you go through the eight for the Officer and seven for the staff to clarify the real differences between? For one reason, we only seven on staff and we have eight on the Hearing Officer's what were the significant changes in this?

MR. MANZANARES: So the significant changes for this project upon original submittal this was proposed to have a community water supply. Upon investigation through County staff we have determined that the water supply that borders this property is a BDD line. The BDD is not ready, willing and able to serve this property; therefore, the project will be using a domestic well rather than a water supply. That is the most significant change that took place.

MS. LUCERO: Mr. Chair, Commission member Anaya, if I could just clarify, as far as the conditions that were recommended by the Hearing Officer, condition numbers 2 through 8 were conditions that needed to be met before this case came before the Planning Commission so those have been addressed.

MEMBER ANAYA: Thank you.

CHAIR GONZALES: Is that helpful, Mr. Anaya.

MEMBER ANAYA: That's fine, thank you.

CHAIR GONZALES: Any other questions? Mr. Katz.

MEMBER KATZ: My main concern is the shielding of this development from the highway. This is right at the entrance of Santa Fe and I don't mean to say it's not going to be beautiful but it's not going to be beautiful. The trees that I see that are in the plan will, I think, do most of the shielding. My concern is what is the obligation of the owner to maintain those trees if some die then what happens?

MR. MANZANARES: Mr. Chair, Commission member Katz, the buffering that you are talking about is going to be maintained through landscaping, ideally through their grading, drainage and storm retention as well as their cistern that is being proposed.

MEMBER KATZ: And if a tree dies we will notice?

MS. LUCERO: Mr. Chair, Commission member Katz, we will be holding a financial guarantee for one year after the trees are planted to make sure that they are established and that they are maintained.

MEMBER KATZ: And if at year three one or two of them dies, does the County have any authority to ask them to replace?

MS. LUCERO: Mr. Chair, Commission member Katz, they would still need to maintain the buffering so if the County became aware that their landscaping had died and the buffering is no longer existing, we could go out and issue them a notice of violation for non-compliance with their plans.

MEMBER KATZ: Thank you.

CHAIR GONZALES: Thank you. Any other questions of staff? I have a couple. On the report it said something about non climbable fence or wall, what's the definition of a non-climbable fence or wall? I looked in the definitions and I didn't see it in the definitions.

MR. MANZANARES: Mr. Chair, it is a metal fence with a cinder block pilaster 6 feet tall.

MS. LUCERO: Mr. Chair, I don't know that the code has a specific definition as you mentioned for non-climbable, but what we could consider not something like chain link with slates where it would be easy for somebody to access. And then the applicant may be able to address that as well.

CHAIR GONZALES: Okay, I just found that to be interesting. Also, will a SWIP plan be required on this project, Paul?

PAUL KAVANAUGH (Code Enforcement): Mr. Chair, I believe that this is under an acre, if I recall, so it would not be required. We would probably require waddles just a BMP.

CHAIR GONZALES: Sounds good. Also, do we know the size of the culvert that is shown on the entry? There's a culvert shown on the entry going off of Erica Road into the site; do we know what size it is?

MR. KAVANAUGH: I believe it's an 18 as the minimum requirement, Mr. Chair.

MR. MANZANARES: Mr. Chair, there will also be an apron as well.

CHAIR GONZALES: Driveway apron?

MR. MANZANARES: Yes, sir.

CHAIR GONZALES: Thank you.

MR. KAVANAUGH: Mr. Chair, the size is not required but the minimum would an 18 inch minimum.

CHAIR GONZALES: Is it existing or is it going to be a new one?

MR. KAVANAUGH: I believe it's a new one.

CHAIR GONZALES: That's all I have. Any other questions? Okay, is the applicant read to make their presentation? Danny.

[Duly sworn, Danny Martinez testified as follows]

DANNY MARTINEZ: My name is Danny Martinez. I am the agent for Mr. Vincent Marchi, owners of this particular property. Again, just so I can clarify your comments on the fencing, we are not proposing anything other than a metal fencing with pilasters at every 8 foot on center. It will be around the full perimeter, 6-foot high. The paneling will be the same color as the building so what you're looking at will be a

consistency in color. We looked at the option of going in there with a different color and we just thought it wouldn't be appropriate so that's what we chose the same color which is a tan color. The buffering itself is something that was pretty much required by the development code and it was also requested by the adjoining property owners that they didn't want to have visual. So the only way to visually hide this was to create the barrier by installing this particular fence. We've got pictures that have been done of this particular type of fence and it's very attractive. It doesn't look shabby by any means and it's very solid, is what it is, so it can handle wind shear and it will be maintained and upgraded as necessary by the developer later on. In regard to the landscape/fencing what that represents is we go over there and we put a chain link fence and we put lilacs or any type of brush that grows on the fence line, that pretty much represents a landscape type fencing is what it does. That is not the intent in here. Again, the trees along the I-25 corridor, there's an I-25 landscape ordinance that is through the Highway Department and it's pretty clear with what it wants within that area also. So we met the intent of what the Highway Department wanted when they created that landscape buffer.

As far as the setbacks, again, we are setting back 50 feet from the rear, 50 feet from the north which is a side, 100 feet from the edge of asphalt off the frontage road, and then 25 feet on the right-of-way of Erica Road also. We've met all of the setback requirements. The big issue that we encountered in this whole process, again, it's been a challenging project, very much a learning curve was water availability. We originally had water approval from Santa Fe County Water until they found out that the water line was a Buckman Direct Diversion line. It was a 30 inch high pressure transmission line and they absolutely said, You cannot tie into this. So what we did was, we had an existing well on the property. Again, the well has been tested. There was geohydrology report that was done in the regional area of La Cienega that included this particular well. Not specific to the well but it included it in there as wells that have been drilled as recent. So the hydrology report was pretty conclusive that water is available. We acknowledge that there are going to be water restrictive covenants that will be signed and recorded with the development. The covenants are basically limiting to .25 acre-feet for the residential area. Again, this is the only area that requires water. The rest of the self-storage facility doesn't require water it is strictly for the resident/office.

The project itself had some severe limitations on traffic. The big issue that we had here is that we looked at the possibility of a restaurant, we looked at the possibility of a store, we looked at the possibility of a number of items but because of the curvature on the frontage road coming into this property it made it almost impossible to try and make a project work on this property with that condition. With the self-storage, it is considered a low-volume traffic impact. It's been reviewed and approved by the Department of Transportation. So what we've basically got here is a very limited use of the property other than possible residential. Well, residential would be 2.5 acres per lot and this is only 3 acres so you would only get a lot and possibly an auxiliary structure.

CHAIR GONZALES: I've gotten a few calls for a Godfather's Pizza.

MR. MARTINEZ: Well, we wanted to do a Godfather's Pizza, I think we still do. But, again, the scenario there is that it's a very limited low-traffic volume development because that's what is required due to the conditions of the highway.

As far as the development itself, again, one of the concerns that we may hear tonight is that there's too many self-storage units in Santa Fe. I for one have been

involved in a number of self-storage developments and there seems to be a demand for them. We haven't seen the 50 percent occupancy that some have claimed. The ones that we've developed we're seeing 80 to 90 percent occupancy so you can see that there is definitely a demand for self-storage. It can be disputed for where it is located and if it's already congested in a particular area. We found that this self-storage facility wouldn't be one of those causes. We see this being a successful self-storage facility.

As far as the adjoining property owners, again, we have acknowledged their opposition. Originally, part of our original community meeting was the possibility of this property being bought out. That never came through – it just went away. So we just assumed that we should proceed with what we're doing because the developer needs this kind of facility for what he does in his own business. So, again, it was just something that we just crossed off all the categories on our list and this is about the most common and practical use for this property at this point.

We agree with all the staff comments and if there are any questions we're available.

CHAIR GONZALES: Okay. Mr. Katz.

MEMBER KATZ: I'm not clear as to the height of the units. I know some are labeled 12 foot ceilings the other are what?

MR. MARTINEZ: There are only two buildings that are actually 16 foot high and that would be the main warehouse building and that's the one that is next to the residential and that would be 16 foot high. The rest of them are 12 foot or lower.

MEMBER KATZ: The ones up front are –

MR. MARTINEZ: The ones up front are 10 foot or lower.

MEMBER KATZ: Okay. And the fence, it looks as though it's just going to be the metal panels and then pilasters of cement block.

MR. MARTINEZ: It will be a stuccoed block.

MEMBER KATZ: Stuccoed?

MR. MARTINEZ: Yeah.

MEMBER KATZ: Okay, that's all I wanted to know. That will be good, thank you.

CHAIR GONZALES: Any other questions? Mr. Anaya.

MEMBER ANAYA: Mr. Chair, I was looking at Exhibit NBA-90 which happens to be a photo aerial and the site the one I'm looking at is 598; is that correct?

MR. MARTINEZ: I'm sorry –

MEMBER ANAYA: Is it 598 6800 958?

CHAIR GONZALES: 958.

MEMBER ANAYA: Is this the lot that is being proposed?

MR. MARTINEZ: Yes, it is.

MEMBER ANAYA: Okay, what is directly to the northeast?

MR. MARTINEZ: To the northeast would be MCT, trash collectors is what they do. They have dumpsters that they store on the property.

MEMBER ANAYA: Are those dumpsters by any chance, do they have trash in them at any time?

MR. MARTINEZ: No, these are empty dumpsters. What they do is they rent a lot throughout the communities and they come back empty. All of the trash is dumped out, I'm sure, at the regional landfill before they put them back on the site.

MEMBER ANAYA: Do they have a fence around their property?

MR. MARTINEZ: No they don't. They've got a barbed wire fence is what they've got.

MEMBER ANAYA: So yours will be quite an improvement.

MR. MARTINEZ: Well, we're anticipating that and again for security purposes, a lot of people like to think that the self-storage perimeter walls are your security but we're adding this additional security for purposes that we felt were necessary. Plus, like I say, we're trying to satisfy the neighbors' concerns at the same time.

MEMBER ANAYA: Okay, and then the color of the roof. You have tan meaning that's a light color.

MR. MARTINEZ: Yes.

MEMBER ANAYA: The stuccoing with then –

MR. MARTINEZ: It will possibly be a little bit darker just to give it some character in the color. So when I –

MEMBER ANAYA: The difference between the stucco and the tan in the fencing itself will –

MR. MARTINEZ: Right, right.

MEMBER ANAYA: And then the metal paneling on the roof is blue; is that light or dark?

MR. MARTINEZ: It's a very light blue. It's called, I think it's called –

MEMBER ANAYA: Sky Blue?

MR. MARTINEZ: Sky Blue, yeah.

MEMBER ANAYA: Well, it's kind of hard to say anything bad about this location because it's an improvement from the rest. Thank you.

CHAIR GONZALES: Thank you, Mr. Anaya. Any other questions from the Commission? Mr. Shepherd, no. Okay, I have a couple of questions. Where exactly is the septic tank and leach field going to be?

MR. MARTINEZ: They're located just north of the residence about 25 feet away from the residence. Again, we have a 50 foot setback along that northern boundary and what's right behind that boundary – I mean that property, that adjoining property is the mobile home sales lot that is owned by – well, it's a mobile home sales lot, American.

CHAIR GONZALES: So do any of the plans we have show the location of the proposed septic tank on it?

MR. MARTINEZ: Yes, they do. On the site development plan it shows the septic tank.

CHAIR GONZALES: Which exhibit is that?

MR. MARTINEZ: And, again, I've got to apologize, we changed this thing so many times – this is draining and – again, it was changed but when we made the last set of revisions it's not on this particular plan but it's just north of the residential building. Coming out of the residence it's going to be right there and the leach fields will be in a southerly direction.

CHAIR GONZALES: Okay.

MS. LUCERO: Mr. Chair.

CHAIR GONZALES: Vicki.

MS. LUCERO: I believe that there is a site plan that shows the septic system, well, it's actually the septic permit and it's Exhibit 13. But I don't believe it's shown on any of the plans.

MR. MARTINEZ: And if it's left off, it's an error, and like I say in final development plans it will be shown. We have received a septic permit from New Mexico Environment.

CHAIR GONZALES: I guess the question is that is the septic going to be under the pavement?

MR. MARTINEZ: No. It's going to be in an undisturbed area is what it is.

CHAIR GONZALES: And the same thing with the leach field?

MR. MARTINEZ: Yes.

CHAIR GONZALES: Okay. I don't know if it makes much difference for this project because the septic is just for an office, but there is a low-pressure line on Los Pinos Road that crosses under the highway and goes to other side. I don't know if that does you guys any good or not but it is there.

MR. MARTINEZ: Yeah, we are well aware of it and the problem is we would have to get easements from the adjoining neighbors which would probably not happen. But, again, with the minimal flow that we have coming from a two-bedroom home the septic tank meets our needs.

CHAIR GONZALES: I agree. What are the sizes of each storage unit?

MR. MARTINEZ: They vary in size. Again, what we have is, we have 5 x 10s, 5 x 15s, 10 x 10s, 10 x 20s, 20 x 20x, we got the bigger units that are 30 x 20s. So you can see that there is many sizes.

CHAIR GONZALES: You have a good variety.

MR. MARTINEZ: Yes.

CHAIR GONZALES: Okay, and these units will probably have electricity but will they be heated?

MR. MARTINEZ: No. The only thing that has power in this whole facility is the office and the living residence. There won't be any power. All the exterior lighting will be solar lighting.

CHAIR GONZALES: So there's not going to be any interior lighting?

MR. MARTINEZ: No, no interior lighting. Again, what we do with the lighting in the self-storage units, it's a shielded light, solar powered that sits down about 2 feet from the roof eave so it's pretty much isolated so that we keep everything down to the ground and we don't get a lot of reflection back. But we will get reflection but it's not going to be like we're pointing it. We have no pole-mounted lights. So, again, it's very low-level lighting is what it is.

CHAIR GONZALES: Okay. My last question is in what direction is the overflow from the large pond located at the northwest corner drain to? Is there any ultimate place or an arroyo or something there in that direction where it is going to flow to when it overflows?

MR. MARTINEZ: Well what happens here is the cistern is set up on a pumping apparatus is what it is, and as the cistern starts to fill, it starts to pump. So you really look at it more as a backup because the cistern functions all the time as long as there's water in it so we get water coming in. Again, it has the reverse option of once the

tank is full, if there's water in the pond it will flow back into the cistern again but that's very seldom because the cistern itself is a functioning automated system that will pump water as long as there's water in the tank. Again, it's set up by timer and we would have to make it work to where if there's a storm and the float valve comes up, it automatically comes on and it ships the water right back to the landscaped area is what it does.

So as far as overflow, we were very limited of overflow without impacting the adjoining properties and that's why we're trying to say we're going to keep this water on the property. Naturally, there is going to be some runoff but if you look at our drawings, we have drainage swales that are being set in place to keep the water from going past or into the adjoining properties. The overall test is if we get a 1,000-storm we're all going to get pounded and like I say in this particular case our efforts to reutilize, re-pump, and re-irrigate with the system is what we're doing.

CHAIR GONZALES: So, basically, there's not a flow line, an existing flow line, at the [inaudible] line. I would just be kind of like sheet flow past the pond.

MR. MARTINEZ: Correct.

CHAIR GONZALES: And it's been run in that direction historically.

MR. MARTINEZ: Correct.

CHAIR GONZALES: Okay, thank you. Any other questions?

MEMBER SHEPHERD: Mr. Chair.

CHAIR GONZALES: Mr. Shepherd.

MEMBER SHEPHERD: I am assuming that everyone who rents one of these storage units signs a contract.

MR. MARTINEZ: Yes, sir. That is correct.

MEMBER SHEPHERD: And the contract describes the permitted uses that a renter could use it for. Could you outline what are the permitted uses that a renter of a unit could use that unit for.

MR. MARTINEZ: Sure. Again, what we do is we try to follow the state. There's a group called the New Mexico, well, it's actually a national group, it's the Association of Storage Facility Users, and what they basically do is there's a renters agreement that we'd like to say we're going to use that but we have the ability to change it. In this rental agreement it is very specific that hazardous materials are not allowed within the storage facility. As far as what is allowed, we do allow for storage of vehicles, motorcycles, home furnishings, commercial furnishings, contractors that come in there and want to store some of their supplies in one of the bigger units, that is allowable. But it is very specific that non-flammable materials are acceptable. It is flammable materials that are not acceptable. And, again, do we actually get cars and motorcycles and stuff, yes you do. We've seen a number of units that somebody says I want to put my old automobile inside one of the units, it's allowable.

MEMBER SHEPHERD: That partially addresses what I'm asking. I'm asking about what could somebody use their unit for and why I'm asking that is having been in the automobile business for a number of years with a dealership, some of the storage units in Santa Fe County, you walk in and there's a paint shop or a body repair shop in a storage unit and there's carpenters and all types of stuff going on in these storage units. So my question to you is, why somebody signs a contract what are they restricted from doing? Now, I understand the first and obvious thing is that they can store stuff. But can they do anything with that storage on that property?

MR. MARTINEZ: Yes, they are very strict restrictive – as a matter of fact, you won't see contractors building parts or doing anything of that nature in these units because like I say, they are meant strictly for storage. They are not meant as an operation or a business so that pretty much tells you that we're not going to allow somebody to go in there and paint cars and do stuff like that. It is very clear in the guidelines of what we are proposing that those would be a part of our restrictions. Like I say, the only thing that I can anticipate that is going to happen here is that Mr. Marchi owns a food service truck business and he would like to have the ability on the bigger unit, the 18 foot high ceiling unit, that that's where he is going to store his mobile trucks is what he's going to do. It gives him the option of going in there and doing maintenance or doing whatever he has to do. That's the only building in here that would actually be used by the owner/developer in any maintenance of vehicle which is strictly for his purpose.

MEMBER SHEPHERD: Thank you. Thank you, Mr. Chair.

CHAIR GONZALES: Thank you. Mr. Anaya.

MEMBER ANAYA: Mr. Chair, didn't you say they weren't going to have any electricity in any of the units?

MR. MARTINEZ: That's correct. Like I say, you open one up, these big garage doors and they give you all of the lights you need. It's not an issue of running some power in there because we weren't anticipating running power in them. And, again, it is strictly used for his purpose of taking his trucks every night, parking them in there so he knows where they're safe.

MEMBER ANAYA: But he's going to do service on the vehicles.

MR. MARTINEZ: Again, like I say, if you open up the garage door these things emit a lot of light inside them.

MEMBER ANAYA: Well, I'm more concerned about running generators now.

MR. MARTINEZ: Well, I don't think that's the plan. Like I say, right now what he's doing is just basically using it for the storage of his vehicles. As far as maintenance, I guess I had better let him answer that, but I would say that it's not a full blown garage per se. It's not going to be a vehicle maintenance shop.

MEMBER ANAYA: That also brings me back to what Mr. Shepherd was saying about working, like paint shops, and, you know, body shops and things like that. It's real easy for these guys to run these loud 4, 5, 6.5 generators and then you start having a lot of noise. So, along that line that's why I was – and I believe by Mr. Shepherd, that was a great question that he asked. But it was really because your statement earlier stated that you weren't going to have any electricity but yet the big ones already seems to me that they're already leased and you already know what the purpose of those leases are for. So, that's why I question that motive right there.

And then another question that I have, it's kind of like a two-part, the amount of roof square footage that you have on all of these buildings, I really can't find it. I can find the square footage on the buildings but what's your eave and tilts and stuff like that. So how many square feet do you have and are you having pavement in there or is it just gravel-based because now I'm thinking about runoff, electricity and how they're using these buildings.

MR. MARTINEZ: Mr. Chairman, Commissioner Anaya, I apologize when we're talking about I didn't stop to take into consideration Mr. Marchi's personal storage buildings. And again I would probably admit that he probably will need some power in that particular building. All of the other individual units aren't going to get powered. There's no lights, there's no electrical outlets and I do apologize I would probably have to side with Mr. Marchi and say, Yeah, he may need power in that one particular building.

MEMBER ANAYA: Okay, so then on your rental leases then are you going to specify that no generators are to be used in any of these units?

[Previously sworn, Vincent Marchi testified as follows]

VINCENT MARCHI: Vincent Marchi, the owner of the property. The first place the hours for rental units are going to be daylight hours only. So they will be closed at maybe 6 o'clock so no one will be on the property other than myself or for my own personal use. The clients/the rental people will be from probably 7 in the morning to 7 at night or 6 at night. So once again there will be no need for electricity in any of the rental properties. The only electricity would probably be for my own – for the residence, and the office and then for me to park my mobile units.

MEMBER ANAYA: So you are the owner of this whole property.

MR. MARCHI: I am the owner of the property.

MEMBER ANAYA: And the two buildings, the large buildings which are yours, you don't naturally have to sign a lease because you own it.

MR. MARCHI: Right.

MEMBER ANAYA: So are you saying that you're going to put electricity in those units?

MR. MARCHI: Most probably yes.

MEMBER ANAYA: That's a maybe.

MR. MARCHI: Okay, yes.

MEMBER ANAYA: Now, next question I have then is on your lease that you have for other renters, is on that lease it going to say no generators allowed on the premises for use of?

MR. MARCHI: Correct. That would be correct. They're not going to be able to go and do maintenance on their car, change their oil, you know come in in the evening so they don't need lights, they don't need anything. They just drive in and either drop their merchandise or their property off and leave or pick up their property and leave. They are not going to be able to stay there and hang around or anything of that nature.

MEMBER ANAYA: Okay, and the base on the driveway is that gravel or is that pavement?

MR. MARCHI: It's going to be gravel.

MEMBER ANAYA: So do you know what the square footage of your roof is for your runoff?

MR. MARCHI: It's written someplace isn't it?

MR. MARTINEZ: What happens with these self-storage units, again, like I say, we just finished installing a couple of them, there's not a big overhang on the roofs. As a matter of fact, when you look at the wall section the eave of the roof is actually 6 inches outside of the wall area. So you'd probably have a little increase in roof area when you look at it from the sampling that you're trying to point to.

MEMBER ANAYA: About 31,500 roof, square foot roof.

MR. MARTINEZ: Right. Correct.

MEMBER ANAYA: That's a lot of water.

MR. MARTINEZ: It's a lot of roof. Everything that has been designed as far as stormwater management is being met in regards to the amount of roof that is going in.

MEMBER ANAYA: That was my concern because of the size of the tank that you put in here.

MR. MARTINEZ: Again, like I said, the tank itself, if you look at the front of the building all of the front building all of the drainage is going in to the landscape area. So that's all being directed to one area towards the right-of-way, the I-25 right-of-way. That's also being directed to the landscape area so we're basically capturing as much water as we can in our landscape areas in the front and on the sides with the rest of it going towards the back which is a cistern.

MEMBER ANAYA: So the runoff is just natural then?

MR. MARTINEZ: Yes.

MEMBER ANAYA: You don't have a guttered or anything like that?

MR. MARTINEZ: Yes, we do. On the back side, the south side of the building –

MEMBER ANAYA: -- which is going to the septic.

MR. MARTINEZ: Cistern.

MEMBER ANAYA: Cistern, I mean.

MR. MARTINEZ: Yes, sir.

MEMBER ANAYA: And then the front is just wild?

MR. MARTINEZ: No, it's actually, when you say wild, it is not running to everybody else's property. It is going strictly into a ponding area where all of our landscaping area is going to be held. Our landscape area is a pond is what it is and that's where that water is running off.

CHAIR GONZALES: So it looks to me that you have three ponds. Two smaller ponds and a large pond; correct?

MR. MARTINEZ: Right, correct.

CHAIR GONZALES: Mr. Katz.

MEMBER KATZ: On Building C the one that faces the interstate, where are the doors to those units?

MR. MARTINEZ: Everything is into the interior. There's no exterior doors on any of these units. Everything goes to the interior.

MEMBER KATZ: Thank you.

CHAIR GONZALES: Okay. I have one last question here and you kind of already answered it. What are the actual operating hours?

MR. MARTINEZ: Again, if I'm correct in the development report it says that during the summer months it would 7 to 7 and during the winter months it would 7 to 6. We did the fluctuation based on the sun when it's up. Anytime after dark, the facility is closed.

CHAIR GONZALES: How about Saturdays and Sundays?

MR. MARTINEZ: And Saturdays and Sundays.

CHAIR GONZALES: That includes Saturdays and Sundays.

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MR. MARTINEZ: Yes.

CHAIR GONZALES: Okay.

MR. MARTINEZ: Seven days a week.

CHAIR GONZALES: Okay, thank you. All right. I'm going to start the public hearing. Does anyone out there have any questions or what to speak in favor or against the requested variance? Come forward please.

[Duly sworn, Denise Chavez Carroll testified as follows]

DENISE CHAVEZ CARROLL: My name is Denise Chavez Carroll, I reside at 7 Los Pinos Road and 13 Los Pinos Road. I need a map, Mr. Anaya, you have a nice map so that I can kind of tell you where my mom's residence is. It is adjacent into the back of his property so his line backs up to our property.

But number one, my biggest concern is, I don't know if you guys have ever been to Los Golindrinas down Los Pinos; have you? So when you're coming around that circle, Erica Road is right there and I think it's a very bad place to put a storage unit that's going to operate those hours because you're going to have people stopping to pull into this place on the circle and it's already dangerous as it is. So I really think that you guys got to get a report from DOT. They said they had one. But I never saw a video tape or enough concern about that with the traffic and they say it's only three – what did you say, Three cars per hour? What did you say? Well, they had some kind of projection that it was only several cars per hour. It's not. I sat there and counted them especially on the weekends it is 50 to 100 per hour. So I really think that the DOT needs to look at this and we need to get a report. I am actually calling for that and I would like to see that in regards to developing this place.

Second, I talked to Mr. Marchi about his well. And originally he wanted to put a restaurant and I was all good for that but he told me he couldn't get enough water for the restaurant. How is he going to be able to put a house there, a full house and I think I have the plans that you guys got and it was only 5 gallons per – let's see – 5 gallons per minute. So he's actually asking to put a residence there. So has the state conducted any type of investigation on the well and the water there? My other concern is the well. Originally the conservation asked for 33,000 gallons as capturing for the water conservation for some reason the committee or the County has lowered it to 3,000 from 33,000 to 300 or 3,000. How do you get from 33,000 to 3,000 in water conservation? I just find that – I mean with the problems that New Mexico is having with to capture their water, is this – I don't even know why the County would even approve that. So I would like an answer on why you would approve such a thing.

Second of all since we live adjacent to that I have a question for this lady right here who said that there was no septic tank on the plans. My mom's property is right on the line in the back so I would like to see the plans on the septic tank and where the leach lines are going to go because it could actually interrupt our water or poison our water. So we need that. And you said it wasn't on the regular plans but that you had seen it so we need a copy of that.

Second of all the other thing was the lighting and the noise which they did talk about the lighting. They said the noise and I'm concerned, Mr. Anaya, about what you said about with painting and with generators that would disrupt our way of living if all night we had to listen to this.

I called several storage units in the area because there's quite a bit. There's three on Airport Road that I called today. There is one, the brand new one, on Airport Road and Cerrillos Road which is a really nice one it's called Wagon Storage they've been there for awhile. I asked them all of their capacity and some of them are at 50 percent and some are not. There's G & G which is down the road, the next – it's Mr. Marchi's proposal to do a storage unit and then it's American Spirit then right next to that is G & G and they're not even at 50 percent capacity so I look forward to a restaurant, a store, anything else but another storage unit.

And then my biggest concern for my mother and her house is the drainage because if he doesn't put the correct drainage – if you look the property it actually slants towards my mom's property and I feel that she might get – if you're talking about the roofing, she's probably going to get water drainage right into our yard. So I need to see where those septic – or the holding ponds are because I am totally against that. We would flood. And on your picture you can see my mom's house. It is right on that line.

And I'm concerned about the leach lines affecting our well. Also, down, I don't know if you guys know where the new outlet mall, or there's an outlet mall, there's two dog spas, there was recently a permit pulled for another storage unit. My concern is why do we need so many storage units around the surrounding area. I counted five right around us within five miles and now they're putting another one besides him wanting to put this one.

There's also an archaeological study that was supposed to have been done that hasn't been done so I have a question about that. And all of this going forward and Mr. Anaya could I please see that map so I can show you were my mom lives.

MEMBER ANAYA: I'm sorry, Mr. Chair.

CHAIR GONZALES: Go ahead, Mr. Anaya.

MEMBER ANAYA: You said it is directly behind.

MS. CARROLL: Yes.

MEMBER ANAYA: Okay, so you have –

MS. CARROLL: Wild – Realty is in the middle and then we're right next to that.

MEMBER ANAYA: Okay, so you have a doublewide, a single wide and then it looks like another single wide. So I'm seeing three houses.

MS. CARROLL: No, it's a storage unit and my mom's house.

MEMBER ANAYA: Okay, thank you. I know where it is.

MS. CARROLL: So my concern is where is the ponds going because I haven't got anything sent to us about any kind of plans. I haven't gotten anything about the leach lines which could poison our well and I haven't – you know, I'm concerned about the water retention too.

CHAIR GONZALES: Okay, any other questions? Is that it?

MS. CARROLL: No, that's about it.

CHAIR GONZALES: Okay, I need to go to the next person but as you're going back to your seat, Danny is behind you and he can show you the plans and where the pond is going to be.

MS. CARROLL: Okay, well, I kind of – we need a copy of that. We were never sent that. We haven't gotten anything.

CHAIR GONZALES: Okay, well staff or someone will have to get you a copy. I can't get you a copy myself right now. But staff can get you a copy but let us continue with the public hearing, okay.

MS. CARROLL: Okay.

CHAIR GONZALES: Thank you. Who is next? Anybody else? Please come forward.

[Duly sworn, Amy Fairchild testified as follows]

AMY FAIRCHILD: My name is Amy Fairchild and my address is 3 Los Pinos Road. Hello, thank you for the opportunity to thank you all. I just want to start by saying as a small business owner I appreciate small business. My opposition to this plan is not because he wants to start a business. I am all for that.

My opposition is that I don't think it is well thought out and I don't think that it is suited for the property. As my neighbor said before, the original intent that Mr. Marchi bought the property for was to put his food truck there. He was operating his food truck there and the County came out and red-flagged it and said that he couldn't do that anymore. So the idea to come up with the self-storage is kind of a second thought because he couldn't think of anything else to get zoned for. The problem with that is that it greatly impacts my quality of life, my family's quality of life and the neighbors.

I'd like to just start with a few things that he said that were inaccurate. First of all MC Waste has a fence there. It is not barbed wire. Second of all, there is not a need for a storage unit because there's already one on the exact same road on Erica Road, in fact, they have pad sites that haven't even been built out because there's no need for it. Second of all, he made the comment that they are at a 50 percent set back but for you're looking at the plans which I just received today, so you'll have to bear with me a little bit, the pond that they're proposing is not within the 50 percent or 50 foot setback. It is actually situated on an easement and it's within the 50 foot setback. As my neighbor said, I am very worried about the water. If there is only a small area of roofs coming off these storage facilities where is it going to go? You know, if there's a pond that is literally on the easement and on the property line of my neighbor's and mine, that's very worrisome.

The other thing that I am really worried about is, they said that there is going to be no impact to the community. The proposal here has that they're going to install 15 wall-mounted lights. They said there was going to be no lights with inside the storage area, everything is going to be external. So that means that those external lights are going to be on mine and my neighbor's property. The way that they've designed the layout for the wall and the fencing means that every 8 feet there's going to be a light. That is light pollution in the County. There is nothing right there right now. The other businesses are not businesses that create light pollution.

The other thing that they said is that there's not going to be other impact to schools. The school bus right now for Santa Fe Public Schools is at this property. So there is going to be an impact for the students riding the bus. That's going to have to be worked out and they're going to have to find another place to move it. Yes, they can do that but there is going to be an impact and I want to make sure that everybody is aware of that.

The other thing that I'm concerned about is the fencing. I would not call a pro-panel fence that is 6-foot high and adequate fence. According to the ordinance here it

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says 10-13-3.4, it says that the facility shall be enclosed by a non-climbable fence or wall at least 6-feet in height and the facility shall be screened from view along any property line abutting a residential zoned district. Their proposal doesn't meet that requirement. I'm 5 foot 3 with shoes on and I could jump a 6-foot pro-panel fence. If they have a two-story building, they're not screening that from my residence and my neighbor's residence. A metal pro-panel create noise in the wind. It is not sufficient at all.

I'm also concerned because the staff report which had the recommendation, it says, at the bottom of NBA-7 under Section 7.7, fences and walls, it says the applicant is proposing 6 foot walls attached to 8 foot block pilasters along the northwest, northeast and southeast boundaries. Well, does that mean that there's not going to be a fence along my property line because the staff report says there's only going to be an enclosure on the three sides. I'm on the southwest side and the fencing isn't included in there. So I'm really concerned that there's just going to be on my side open space.

The other thing that I would like to point out is that the water conservation has been reduced to 10 percent. So, how did that happen and where is all of this water going to go? The storage facility, yes, it's not a water producing – but when you put a building as big as it is with as much roof space as it is, that water has to go somewhere. Where is it going to go? And the holding pond is literally on an easement right next to our property. That's really worrisome to all of us. It really is.

As my neighbor also said, it is worrisome that there's not a septic plan on these proposals because like my neighbor and like Mr. Marchi, we have wells so what happens to our wells? Where is that leach field going to go? Those are all concerns and things that need to be completely satisfied before there is an approval or not an approval for this project.

The last thing that I want to bring up and also have clarification on the fencing because I don't want to have exposed storage units that I look at from my house right now. Right now we have almost 3.5 acres and beautiful space there so if there's not a proposal of a wall then I get to look at 170-some units. That's really not right.

The other thing that you brought up, sir, was the trees and the landscaping plan. Well, I'm glad that they've included trees and landscaping but those are on the I-25 area there's no landscaping that has been provided as a buffer for any of his neighbors. So I appreciate that he wants to do this but we also want him to be a good neighbor and take into consideration that we do live there. We do have residences there and, you know, I want to make sure that all of the conditions have been met and that it is the best use for this property and my opinion is that storage facility is not. And I think that there's still a lot of holes in this plan and things that need to be worked out before approval is granted or denied. Thank you very much.

CHAIR GONZALES: Thank you. Anybody else want to speak? Please come up.

[Duly sworn, Rosemary Thompson testified as follows]

ROSEMARY THOMPSON: Good afternoon. I am Rosemary Thompson. Thank you for your time and listening and taking everything into consideration.

We are at 3 Los Pinos. Our property adjoins Vincent's property. So if you look at the plat, here is the frontage Road, here is Erica Road. Our property is right here on the corner and the Chavez's property our neighbor is right here on their corner.

So Erica Road, yes, is paved and across the street from Erica is where you have the MTC, the storage waste company, that's across the road there. So, just so you get an idea of where our property is.

CHAIR GONZALES: So you're west of it?

MS. THOMPSON: No, south.

CHAIR GONZALES: South, okay.

MS. THOMPSON: Southwest, on Los Pinos.

CHAIR GONZALES: Oh, so you have the real estate building there?

MS. THOMPSON: Yes, sir.

CHAIR GONZALES: Is that -- are you still open or is that vacant?

MS. THOMPSON: We are still open.

CHAIR GONZALES: Okay, every time I go by there it seems like there are no cars there.

MS. THOMPSON: That's because we park in the back. No, you're right that is exactly where we are.

CHAIR GONZALES: Okay, thank you.

MS. THOMPSON: So this affects our property. And I think it affects all of La Cienega and La Cieneguilla Valley. Being a real estate broker for almost 40 years and [inaudible] economic developer, I don't believe this is the highest and best use for this property. I appreciate Vince. I've know Vince since he moved in. But I have a couple of questions that I'd like to address and maybe they have been addressed previously. So if you'll bear with me.

I understand that this is a conditional permit use. Again, I don't think it's the highest and best use because of the numbers of existing storage facilities in the area. And correct it's right behind it to the west is American Spirit Homes and then G&G Storage and they're at 50 percent capacity. And he has three additional concrete slabs the new owner is going to expand there.

So I just kind of want to go over maybe you've already heard this but the fencing for us, for our property the way that we look at that I don't think that that kind of fencing is appropriate for 6 feet metal around a two-story. It does not meet the standards of screening for the property. So that's a concern. The lighting is a concern. If it's solar it will be one 24/7. The permit says that it is open from 7 to 6 and I believe Danny or Vince said it was going to be 7 to 7 depending on the hours and it's going to be open 7 days a week. And so lighting is a concern. The noise is a concern. Everything is metal. The entrance and the exit on the west frontage road which I think that Mrs. Chavez addressed and I believe when they first came and made their preliminary request they said that the DOT's report and I might be wrong, was three cars out of there during the day and three in at night; is that right? It is three? No, wait, I'll finish. Just wait.

CHAIR GONZALES: You'll have the chance to rebut.

MS. THOMPSON: I may get that wrong, Robert, [speaking to applicant's agent Robert Romero] sorry. Three in, three out, three in, three out. I think that intersection is a major concern because of the angle. If you come down Erica Road and you turn left going to 599 there is such an angle and such a curve right there you can barely see with a car. I can't imagine having a U-Haul or a trailer or trying to pull out of there slowly and getting around that curve.

I would like to see a deal to, you know how they count cars with the stripes on there, you would be surprised at the number of cars that go down frontage road and that go down to La Cieneguilla, La Cienega, Pinos Road. You know exactly what I'm talking about. And I think the traffic count is a lot greater and I think that the DOT should do an absolute study on that. And the easement is another concern. Looking at the plat we all have the easements – I question all of those easements. There's no landscaping along the Chavezes, along our property, put some trees along the frontage road and along Erica, I see some there.

So we're going to have a metal fence. A 6 foot metal fence between us, that's it. And then if you look at the topography map we can see the lines where the water goes through the property. And, yes, with that large of a square footage roof, where is that water going to go? I know that they're going to put in this holding pond in the southwest corner, on the west frontage road and along Erica. And there's going to be like a culvert or drainage ditch. My concern is the water through runoff, the topography –

Then the issue with the well. I know if you look through the big report, there is a well that was started in 2015 or '16, I think it started in 2015 and I think they finally drilled a well in 2016 and then my understanding is that they capped it. They drilled down 240 feet and they got 5 gallons per minute according to the report that was given to you. Now – and they didn't get enough water per se. So my concern is that the New Mexico Environment Department, have they gone back and done a well study, a current one. Because last it says that Lujan Drilling that drilled the well, they went out of business in the first of 2017 and I don't see another well report in there. I think I saw one from the Environment Department that was dated in August of 2018. I don't see a well permit. It was never used. The well that he drilled has never been used. Again, my concern is the septic tank because it's not on the plat as well. So, again, on your exhibits there, NBA 1, the code provides in 10.13.3.5, there shall be screening. A 6 foot metal fence doesn't meet the standard of screening. We are neighbors. We live there. To have to look at another – a storage facility, 174, two-stories, again, I don't think it's the highest and best use for that corner. And, Vince also has his food truck business and I know you were questioning him about his garage and having electricity to do maintenance on his food truck. And it says in the report that he will not be operating his food truck business out of that property.

So I would request that there be a traffic study count on the west frontage road. Again, the archaeological study for the La Cieneguilla and La Cienega area. It says that there is one done but I don't see a copy of it. It just states that there was one done. So I have a lot of concerns about this and from my background, my profession, my protection of property I think that these are legitimate concerns that need to be addressed by the Planning Commission. I think that we all need to be good neighbors and when it was stated that this will not impact the neighbors, I disagree. It will impact the neighbors. I just think – I think you would be setting a precedent for conditional use and there's too many questions and things that need to be addressed that I think are major concerns. Thank you for your time.

CHAIR GONZALES: Thank you. Anybody else?

KARL SOMMER: You don't swear attorneys in?

RECORING SECRETARY: Are you here for a client? [Mr. Sommer nods in the affirmative.]

MR. SOMMER: Members of the Commission, my name is Karl Sommer. My mailing address is PO Box 2476, Santa Fe, New Mexico. I would just like to emphasize one point that I think is important for the Commission to look into and satisfy yourselves. First of all, this is in the Sustainable Growth Management Plan in the SDA 2 area. The SDA 2 area that has criteria for development and timing of development that is in the plan itself. I'm not going to walk through all of those for you. The other part is that this property is zoned commercial neighborhood in the La Cienega and the La Cieneguilla Plan. There is very, very little property in that plan zoned commercial. The commercial neighborhood zoning district under the SLDC is really targeted at providing services and facilities that serve a neighborhood. And, in particular, this plan, because there is not a lot of commercial development allowed in this plan, you all, are task with determining whether a conditional use permit is appropriate here.

Now you all looked at recently the conditional – excuse me, the Pilot Plan and you looked at a lot of issues and heard a lot of testimony about the appropriateness of the use there. And you looked very, very specifically into the intent of the code, the purpose behind the zoning district and the like and did a very detailed analysis. We request that you do the same kind of analysis here and not just sort of gloss over it. A CUP, a conditional use permit, gives you all a great deal of discretion. If you look at the criteria, the first criteria is so broad that you have so much discretion that you can look into these issues: that it is not detrimental to the health, safety and general welfare of the area. It's asking you to look at this district, ask about the zoning, what was intended by this and look into it. The very last criteria it says to determine that there is nothing inconsistent with the purposes of the property's zoning classification or in any other way inconsistent with the spirit and intent of the SLDC or SGMP. Those two criteria are asking you all to do an analysis and say, Well, there's not a lot of commercial property in this neighborhood. There is very little commercial allowed in the zoning district. What was the purpose behind this classification and does this particular use on this particular property meet that criteria. Both the report that was given to you doesn't address this at all. And the staff report doesn't address this at all. They don't tell you what the purpose behind a community plan and the commercial district is here. There is a lot of evidence on that. That plans went through a great deal of neighborhood scrutiny and it came before the Planning Commission, excuse me, before the Board of County Commissioners and there's a very specific purpose. I guarantee you that this limited area of commercial was not intended to be a self-storage unit. It is not appropriate because it is going to use up a vital resource that this community planned for for something that the evidence in front of you is really not appropriate at this time.

I ask you all to look into it and ask for an analysis from your staff about the purpose behind the code in this district and the general use and advisability of it.

Now, every development takes a risk. Are they going to be successful? Are they not going to be successful and that's a risk that the business owner takes. Is the self-storage going to be successful or not, that's a whole separate question. Your task is to say, is the risk to the community what we wanted under the code for this commercial zoning that was allowed. It is a scarce resource. You have and directly you have a very important task in front of you to determine whether this use in this district under these circumstances is appropriate. There is absolutely no analysis in front of you related to that.

That's all I wanted to say. Thank you.

CHAIR GONZALES: Thank you, Karl. Okay –

MEMBER ANAYA: Mr. Chair.

CHAIR GONZALES: Let me close the public hearing first.

MEMBER ANAYA: I need to talk.

CHAIR GONZALES: Okay, go ahead, Mr. Anaya.

MEMBER ANAYA: Sorry about that. Karl, thank you for filling us in with what prior happened on this vote concerning the Pilot. But the Pilot is completely different than what this is especially cause of the amount of traffic. But that doesn't have anything to do with this. My question is, isn't just, and it has been stated in here under testimony, that there is another self-storage unit just down the road; how many feet down the road is it and isn't that in the same district?

MR. SOMMER: It is. It's in the same district and I think it's less than 100 yard away. It is just down the road.

MEMBER ANAYA: Okay, so there precedent as far as the self-storage goes.

MR. SOMMER: No, that was approved long before – that was build and in place long before this district was created. It was not an approval under the current code.

MEMBER ANAYA: So that's the only self-storage unit that is in the La Cienega area/district?

MR. SOMMER: In this district?

MEMBER ANAYA: Yes.

MR. SOMMER: In the La Cienega plan?

MEMBER ANAYA: Right.

MR. SOMMER: I don't know the answer to that question.

MEMBER ANAYA: Okay, thank you, sir.

CHAIR GONZALES: Okay, any other questions? Okay, I'm going to close the public hearing. Danny, do you want to do a rebuttal or Robert.

[Duly sworn, Robert Romero testified as follows]

ROBERT ROMERO: Robert Romero. Let me try and address as many of those things that I can remember. One, I believe one of the persons said they would prefer a restaurant or a gas station there. I think we all know that a gas station or a restaurant is going to probably attract 10, 20, 30 times more traffic than the storage units. Storage units are the – when Mr. Marchi bought the property that is what he wanted to do. And knowing that you have poor sight distance at the intersection – I talked to folks at the DOT and there's no way. You'd probably have to add turning lanes, decel lanes, accel lanes, the interstate is just so close you just couldn't do it, they wouldn't allow it. So this type of facility is really the lowest impact.

I did the traffic study and when you do a traffic study you analyze the peak hours, the morning and the afternoon. This facility is going to generate three vehicles in the peak hours. Not in the whole day but in the peak hour. Probably about 30 in the whole day and like you said, these storage units they are the least impact traffic-wise, pollution-wise, you know, people – anybody that has used one knows that you might go there once every six months if that.

The lighting, I think there's going to be a total of what six lights? Oh, 15 lights total. The drainage, there is going to be, I think a 3,000 gallon cistern for irrigation purposes but there's going to be a 55x30 foot drainage pond that will capture all of that drainage. This lot the drainage sheet flows from the east, from the southeast, sorry, from the northeast corner to the south to the southwest corner and that's where the pond is going to be. So all of the water ends up there as it is anyway.

I believe there's already been a permit for the septic system, it's been granted already. So that's been addressed. The well does have a holding tank of 1,500 gallons. And as far as the leach field affecting the wells, the water was 250 feet is that well. So I really doubt the leach field is going to seep 250 feet down into the aquifer.

I think I have addressed everything. Unless there's anything else you want me to speak about.

CHAIR GONZALES: Do you know where the septic tank is going to be exactly?

MR. ROMERO: I think it's going to be on the west side.

CHAIR GONZALES: Danny, maybe you can come to the front here and show us.

MR. MARTINEZ: The reason it was eliminated was because there was a last minute change on the plans and it shouldn't have been eliminated. Here's the residence, this corner, and the septic tank is right outside and the leach field runs 60 feet along that boundary line. So again if you look at it, here's the residence and the septic tank is right here and the leach field runs right along here.

MR. ROMERO: One other thing. As far as the traffic study I did work closely with the DOT. It is my understanding that the County did submit the traffic study to DOT and they agreed with the findings.

CHAIR GONZALES: Okay. Mr. Katz.

MEMBER KATZ: Could you be a little more expansive about the lighting. Where are the lights going to be and when are the lights going to be on?

MR. MARTINEZ: Each of the lights are mounted on the interior walls. They are not on the exterior. The lighting symbol is represented by an 8 so along the southern wall you can see we're going to have one, two, three. Then along Erica Road we have one, two, three. Now we have one here, one here, one here and one here. So everything is in the compound itself.

MEMBER KATZ: How high will the lights be?

MR. MARTINEZ: The actual eave height is 10 feet. The lights are mounted at 8 feet.

MEMBER KATZ: Okay. And when are they on?

MR. MARTINEZ: They're solar lights and, again, they're controlled. They come on at night and come off during the day. So that's just pretty much the way they operate.

MEMBER KATZ: Why do you need night lights during the night if it's closed?

MR. MARTINEZ: It's more of a security issue is what it is.

CHAIR GONZALES: Mr. Shepherd, I think you're next.

MEMBER SHEPHERD: To the gentleman that's standing there I had a question for you. Looking at the site development plan, the entrance to the storage units

is directly across from an existing driveway. That existing driveway goes into the refuse places where there are dumpsters. Okay, let's talk about traffic for a minute. Many of the people who potentially will rent storage units from you will be contractors or small businesses storing their supplies there, their inventory there and first thing in the morning they are going to be coming by to get the supplies for the particular job that they're at. The same thing happening in the morning, you're going to have dumpster contracted out and you're going to have trucks taking dumpsters out first thing in the morning and you're going to have people living on Erica Road trying to get out to the frontage road to get to work. So the fact that you have your driveway right across from an existing driveway creates a traffic bottleneck immediately. That will happen at least twice a day and you may see only four or five cars a day but you're going to have a traffic density right at that intersection at least twice a day that is going to magnify the problem.

Your entrance, in my opinion, cannot be where you have it. You need to stagger it so that you distribute the traffic and don't cause a traffic bottleneck at that place.

MR. ROMERO: Two things. One we counted the traffic in the peak hour at this location. There were about four cars on this road in the morning during the peak hour and there were about nine in the evening. And this location is what we were directed to by the County. So if you want us to stagger it, we would be glad to but in most cases they like intersections to be across from each other but if that is something that the County would allow, that's not an issue for us. It is something that we were directed to do.

CHAIR GONZALES: Any other questions, Steve?

MEMBER SHEPHERD: Not at this time.

CHAIR GONZALES: Mr. Anaya, did you have anything else?

MEMBER ANAYA: Yes, sir. Can you answer me what the candle lights are on each one of those lights?

MR. MARTINEZ: Again, the way the cut sheet shows is the top of it is an actual shielded light so it doesn't have a candle light that actually rests on top. The shielding pretty much cantilevers over the light.

MEMBER ANAYA: Candle light meaning the brightness of the light.

MR. MARTINEZ: Right now we're proposing an 80 watt light.

MEMBER ANAYA: 80 watt?

MR. MARTINEZ: Yeah.

MEMBER ANAYA: LED?

MR. MARTINEZ: Yes, LD and we can actually reduce it to 60 because it's got the capability to do so.

MEMBER ANAYA: Okay, so the LED would be equivalent if it's an 80 watt it is equivalent to 100 and – roughly 150 watt regular bulb. And I understand the security issues that you guys have to have. Thank you.

CHAIR GONZALES: Okay.

MR. MARTINEZ: Mr. Chair, if I could just address the fencing again?

CHAIR GONZALES: Sure, go ahead.

MR. MARTINEZ: Again, in our original meetings with the community it was very important to them that they be shielded from this project. Our original intent was to use the perimeter of the buildings as our shielding but then it came back and it was told to us that they want the boundary shielded so this is where the fencing came in. In

this particular area, chain link fencing isn't allowed. Barbed wired fencing isn't allowed. Slated fencing isn't allowed. Wood slates aren't allowed so you're really limited on what you can put in there. Either you go put a total block wall along the whole perimeter which is very costly. This particular fencing is a solid fence. It's not a wobbly fence as are the buildings. The building panels do not wobbly and I've been in enough self-storage facilities to tell you that these things are very solid.

So, again, the fencing, we felt that we were meeting the concerns of the neighbors by shielding the property not at the walls but at the boundary. And, again, when we talk about shielding we could go out there and plant 100 trees and I couldn't verify that they're all going to survive under the drought conditions. You can just look around us and everything is dying for lack of many reasons and not just lack of water. So, again, the particular fencing chosen with pilasters every 8 feet, and 6 foot high and I'm 5 foot 10 so you can see a 6 foot high fence – it's seems like the best source of fencing and shielding to the adjoining properties.

CHAIR GONZALES: Staff, can you address the arch study that was mentioned earlier and maybe also explain the process for reduction of water harvesting.

MS. LUCERO: Mr. Chair, Commission members, as far as the archaeological study it's only required if the area of land is 5 acres or more in a high potential. This is less. It is 3 acres so they were not required to do an archaeological study.

In regards to the water harvesting, the code does allow the Administrator to adjust the amount of storage based on a landscaping budget. So the applicant did provide landscaping water budget of what they would require to sustain the landscaping that is proposed and we use that to determine the sizing of the cistern that they're proposing along with the detention ponds and swales was adequate for the drainage – for the water harvesting and roof catchment.

CHAIR GONZALES: Okay, thank you. All right. Does the Commission have any questions, discussion or motions?

MEMBER SHEPHERD: Mr. Chair.

CHAIR GONZALES: Mr. Shepherd.

MEMBER SHEPHERD: Because this is a conditional use permit and it's a storage unit, I think it behooves us to look beyond the surface conditional use of, oh, this is storage units and really address the use of the storage units and make sure that the use of the storage units is consistent with what we'd like to see. To serve that purpose I would like to see a copy of the actual lease that is going to be used by the renters of this. I want to actually see what they are going to be allowed to do and what they're going to be not allowed to do so that I understand what is the intended use of this conditional use permit.

And that not only goes for the renters but also for the land owner if he is intending to use that property and one of the buildings for his business. I would like to understand what that use is going to be before I could support any type of conditional use permit. Thank you.

CHAIR GONZALES: Any other discussion?

MEMBER ANAYA: Mr. Chair.

CHAIR GONZALES: Mr. Anaya.

MEMBER ANAYA: Along those same lines as Mr. Shepherd is on the contract side I would definitely like to see that the generator usage on the units is not allowed and also that in the units that the owner is going to use which is the large buildings that they have electricity in those because in case he does decide to run power generators, that exempts him also as an owner. I also would like to see a road impact study to find out about turn-in lanes, exiting and the entrance that is going to be used over there, is it controlled by an electric gate which would conduct traffic to even slow down that much more. That's why I want the road study to show the turnoffs.

And, also, and I wrote this down, it says, 6 foot fencing all the way around, one of the plans does show that and I just want to make sure that those – that your fencing when it is put in place that you have use of three runners instead of two runners to reduce the amount of noise for the neighbors. You got that? Okay.

Those are the items, Mr. Chair, that I would like to see in order for me to approve such a CU on this particular parcel.

CHAIR GONZALES: So it sounds like to me that you and Mr. Shepherd are indirectly requesting a table. Do we want to make the motion or what do you guys want?

MEMBER ANAYA: Well, what's the pleasure of the rest of the Board? Do they have anything else that they wish to add to this project or what has already been discussed sufficient with them? And if that's the case that they are, then, yes, I would make a motion of such.

CHAIR GONZALES: Any discussion?

MEMBER SHEPHERD: Mr. Chair.

COMMISSIONER LOPEZ: Excuse me. Mr. Anaya, are you making a motion to approve?

MEMBER ANAYA: No.

CHAIR GONZALES: We're still looking for a motion.

MEMBER SHEPHERD: Mr. Chair, I personally believe at this point in time that there are more unanswered questions that need to be addressed so that we have a complete picture for the intended use of this property. There's been some very valid concerns brought by the neighbors that in my opinion are only partially addressed by the current plan and it needs to be improved to the point of the neighborhood satisfaction because I think that's an important criteria that needs to happen. That the neighbors need to – and there will always be some type of compromise – but I think the neighbors need to have a little bit higher sense of satisfaction with this than they currently do.

I would make a motion that this particular application be tabled to a future date based on 1) that the applicant can come back and provide us the information that has been addressed both by the neighbors as well as by this Board.

CHAIR GONZALES: Okay, thank you, Mr. Shepherd. We have a motion to table it. Do I have a second?

MEMBER ANAYA: Second.

CHAIR GONZALES: Okay. All in favor. Opposed.

The motion passed by majority [6-1] voice vote with Commissioner Lopez voting against.

MS. LUCERO: Mr. Chair.

CHAIR GONZALES: Yes.

MS. LUCERO: If I could just get clarification from Commission member Anaya as far as the runners. I wasn't really clear on that.

MEMBER ANAYA: What I mean by the runners on the fencing is that it's a three-tier. There's one on the bottom that is about 12 inches off of the ground. Then the other one is centered and then the top one is about 12 inches from the top. So those are three runners that run horizontally – vertical; which is this way?

MS. LUCERO: Horizontal.

MEMBER ANAYA: Horizontal.

MS. LUCERO: Okay.

MEMBER ANAYA: That's right, I'm vertical now.

MS. LUCERO: So you want two instead of three or –

MEMBER ANAYA: I want three.

MS. LUCERO: All right.

MEMBER ANAYA: To reduce the chattering.

C. SVAR 18- 5170 Stewart Alsop Variance (TABLED)

VIII. New Business

C. Petitions from the Floor

None were offered.

D. Communications from the Commission Members

None were offered.

E. Communications from the Attorney

None were presented.

F. Matters from Land Use Staff

Ms. Lucero distributed a list of Planning Commission cases that were forwarded to the BCC and the final action on those cases.

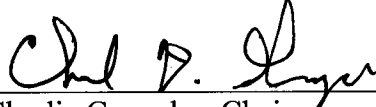
G. Next Planning Commission Meeting: November 15, 2018

SFC CLERK RECORDED 01/03/2019

H. Adjournment

Upon motion by Member Martin and second by Member Lopez, Chair Gonzales declared this meeting adjourned at approximately 5:50 p.m.

Approved by:



Charlie Gonzales, Chair
Planning Commission



ATTEST TO:



GERALDINE SALAZAR
SANTA FE COUNTY CLERK

Submitted by:


Karen Farrell, Wordswork

COUNTY OF SANTA FE) PLANNING COMMISSION MI
STATE OF NEW MEXICO) ss PAGES: 32
I Hereby Certify That This Instrument Was Filed for
Record On The 3RD Day Of January, 2019 at 03:54:53 PM
And Was Duly Recorded as Instrument # 1876179
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy  County Clerk, Santa Fe, NM

SFC CLERK RECORDED 01/03/2019