

TRANSCRIPT OF THE

SANTA FE COUNTY

SLDC HEARING OFFICER MEETING

Santa Fe, New Mexico

February 25, 2016

I. This first meeting of the Santa Fe County Sustainable Land Development Code Hearing Officer meeting was called to order by Santa Fe County Hearing Officer Nancy Long on the above-cited date at approximately 3:00 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Santa Fe County Staff Present:

Penny Ellis-Green, Land Use Administrator
Mathew Martinez, Development Review Specialist
Vicki Lucero, Building and Development Service Manager
Jose Larrañaga, Development Review Team Leader
John Michael Salazar, Development Review Specialist
Andrea Salazar, Assistant Attorney
Rachel Brown, Deputy Attorney
Tony Flores, Deputy Manager
Victoria DeVargas, Fire Prevention
Charlie Velarde, Assistant Fire Chief
Buster Patty, Fire Marshal

II. **APPROVAL OF AGENDA**

- A. **Amendments**
- B. **Tabled or Withdrawn Items**

Ms. Lucero confirmed there were no changes to the agenda.

Hearing Officer Long approved the agenda as published.

III. **PUBLIC HEARING**

- A. **CASE #CUP 16-5000 Agua Fria Fire Training Tower. Santa Fe County, Applicant, Requests Approval of a Conditional Use Permit to Allow the Installation of a Modular Fire Fighter Training Tower, 30'6" in Height, on 2.15 Acres. The Site is within the Village of Agua Fria Community Hearing Officer District Overlay (VAFCD) and is Zoned as Public/Institutional (VACD PI). Under the VAFCD Use Table a Public Safety Related Facility is Allowed as a Condition Use. The Property is Located at 58 Caja de Oro Grant Road, South of NM**

SFC CLERK RECORDED 03/09/2016

**599, within Township 17 North, Range 9 East, Section 31,
(Commission District 2)**

Hearing Officer Long recited the case caption as shown above.

JOSE LARRAÑAGA (Case Manager): The Applicant is requesting approval of a Conditional Use Permit for the construction and use of a pre-designed/pre-engineered two-story modular Fire Training Tower. The structure consists of three stackable steel containers. Two of the containers are stacked one on top of the other. At the top of the second container is a railing and a climbing tower which is 30' 6" in height from finished grade. The footprint of two of the containers placed side by side is 640 square feet. The containers are designed to replicate different scenarios for firefighting training. The proposed containers allow for a diverse training in different circumstances.

The Applicant proposes that the containers and railing be an earth tone color to minimize the visual impact of the structure. Currently, there are two containers on the site which are already being utilized to simulate a structure fire. The two existing containers will remain on the site.

The site is within a 2.15 acre area, within a 70.13 acre New Mexico Land Office Patent parcel. The 2.15 acre site currently houses the Agua Fria Fire Station. The 70.13 acre patent is assigned to Santa Fe County and is recorded as Instrument # 280805 in the Santa Fe County Clerk's records dated April 29, 1971. The site is within the Agua Fria Community District Overlay as defined by Ordinance 2015-11, Sustainable Land Development Code, Chapter 9, Section 12. The established Zoning District within the VAFCD, for this site, is Public/Institutional. Chapter 9, Table 9-12-8 designates a public safety related facility as a conditional use within a PI Zoning District. Table 9-12-5: Dimensional Standards VAFCD PI allows for a maximum height of 48'.

Building and Development Services staff have reviewed this project for compliance with pertinent SLDC requirements and have found that the facts presented support the request for the construction and the use of a modular fire training tower. The facility will provide a community service to the County and the use is compatible with the current development. The use will not impact adjacent land uses and the application satisfies the submittal requirements set forth in the SLDC.

The review comments from State Agencies and County staff have established findings that this Application for the construction and use of a modular Fire Training Tower is in compliance with State requirements and design standards set forth in the SLDC.

Recommendation: Staff recommends approval of a Conditional Use Permit for the construction and use of a pre-designed/pre-engineered two-story modular Fire Training Tower, to be located at 58 Caja de Oro Grant Road with the following conditions. Hearing Officer Long, may I enter these conditions into the record?

HEARING OFFICER LONG: Yes, you may.

[The conditions are as follows:

1. A certified copy of the CUP shall be recorded in the office of the County Clerk in accordance with Chapter 14, Section 14.9.6.8.4.
2. The Applicant shall comply with landscape requirements in accordance with Chapter 7, Section 7.6.

3. The Applicant shall comply with lighting requirements in accordance with Chapter 7, Section 7.8.
4. The Applicant shall comply with terrain management requirements in accordance with Chapter 7, Section 7.17.5.2.
5. All site improvements (paving, retention pond, etc.) shall be completed prior to the facility being utilized.]

MR. LARRAÑAGA: Staff requests the Hearing Officer memorialize findings of fact and conclusions of law in a written order. The Santa Fe County Planning Commission will be holding a public hearing on this matter on March 17, 2016.

I stand for any questions.

HEARING OFFICER LONG: Thank you. So the tower is within the allowed restriction for this zone; is that correct?

MR. LARRAÑAGA: Hearing Officer Long, that is correct.

HEARING OFFICER LONG: Okay. And on the site there is – the fire station is already there and the fencing is up as well.

MR. LARRAÑAGA: Hearing Officer Long, that is correct.

HEARING OFFICER LONG: And what is the landscaping that will be required?

MR. LARRAÑAGA: The landscaping is going to be determined prior to the issuance of a development permit to put the structure on there. They would have to come up with the landscaping, pretty much of a small buffering along the fence line. Everything else within the site is going to be paved so that the runoff will go into the retention pond and so there won't be much landscaping. Plus, it is already shielded with a solid fence all the way around.

HEARING OFFICER LONG: Right. Okay, thank you. I'll open the public hearing on this application. Is there anyone here this afternoon that would like to speak to this application either for or against? I see we have some supporters out there I know. And there is no one that wishes to speak to the application although I will note there are some in the audience that are here in support.

Would you like to come forward? Please do and give us your name and position.

CHARLIE VELARDE: Charlie Velarde, Assistant Chief Santa Fe County Fire. I just wanted to say that this is a really really needed project. We have been wanting to do this for a long time. This will get some really needed training for not just career but volunteer firefighters. It's been something that we have been trying to put together for quite a few years and it will really really benefit the firefighters.

HEARING OFFICER LONG: Good. I am glad to hear to that. It looked that way I could see from when you were going out to bid for this and figuring out what facility would work best. It does take a long time to come together so I am glad to see that it has for you. An interesting facility. And when I was reading about it and the modular units I didn't quite understand it but looking at the picture of it I see how there's different training areas and it looks like it is something that will fit your needs for a long time.

ASST. CHIEF VELARDE: Yes, and not only helps with the training of fires but also there's different props. It's not just a fire training building. It's props for roof props, there's a maze in there –

HEARING OFFICER LONG: I saw that.

ASST. CHIEF VELARDE: -- so it does a combination of things.

HEARING OFFICER LONG: Great. All right, thank you.

Jose, one more question for you. You did have your meeting with the village or the Agua Fria Association; is that correct?

MR. LARRAÑAGA: Hearing Officer Long, Charlie and Dave Sperling presented this project to the Agua Fria.

HEARING OFFICER LONG: And it looked like from the comments at the meeting that they were supportive. They had a few questions but they understood the need for it and were thankful for the service of the firefighters.

MR. LARRAÑAGA: That is correct.

HEARING OFFICER LONG: Okay thank you. Is there anything else that you need to add?

MR. LARRAÑAGA: No.

HEARING OFFICER LONG: All right. I will issue a written decision within 15 days. Hopefully, it won't be right up to the wire because this has to then be considered by the Planning Commission.

I thank you all for coming and my decision will be to approve this application. Thank you.

Is there anything else we need to take care of this afternoon? Thank you all. We will be adjourned.

B. Adjournment

The Hearing Office adjourned this meeting at approximately 3:15 p.m.

Approved by:

Nancy Long

Nancy Long, Hearing Officer
Santa Fe County

Submitted by:

Karen Farrell

Karen Farrell, Wordswork

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss SLDC HEARING OFFICER M
PAGES: 4

I Hereby Certify That This Instrument Was Filed for
Record On The 9TH Day Of March, 2016 at 08:50:45 AM
And Was Duly Recorded as Instrument # 1788230
Of The Records Of Santa Fe County



Deputy *Estrella Martinez*

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

Santa Fe County
SLDC Hearing Officer: February 25, 2016