

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**PLANNING COMMISSION**

Santa Fe, New Mexico

March 17, 2016

I. This meeting of the Santa Fe County Planning Commission was called to order by Chair Frank Katz on the above-cited date at approximately 4:00 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

II. & III. Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

**Members Present:**

Frank Katz, Chair  
Phil Anaya [telephonically]  
Louie Gonzales  
Leroy Lopez

**Member(s) Excused:**

Bette Booth  
Susan Martin  
Renae Gray

**Staff Present:**

Wayne Dalton, Building & Development Services Supervisor  
Vicki Lucero, Building & Development Services Manager  
Mathew Martinez, Development Review Specialist  
Jose Larrañaga, Development Review Team Leader  
Andrea Salazar, Assistant County Attorney  
Tony Flores, Deputy County Manager  
Vicente Archuleta, Development Review Specialist, Subdivisions  
Buster Patty, Fire Marshal  
Charlie Verlarde, Assistant Fire Chief

IV. **ELECTION: Chair and Vice Chair**

Commissioner Lopez nominated Frank Katz for Chair. Commissioner Anaya seconded. There were no other nominations and by unanimous vote Frank Katz was elected chairman.

Chair Katz nominated Susan Martin for Vice Chair. Commissioner Anaya seconded and with no other nominations and unanimous voice vote Susan Martin was elected Vice Chair.

V. **APPROVAL OF AGENDA**

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- B. **Tabled or Withdrawn Items**

There were no changes to the agenda.

Commissioner Lopez moved approval and Commissioner Gonzales seconded. The motion carried by 4-0 voice vote.

VI. **APPROVAL OF MINUTES: January 21, 2016**

Upon motion by Commissioner Gonzales and second by Commissioner Lopez, the minutes were unanimously approved.

VII. **NEW BUSINESS**

- 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 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 conditional use. The property is located at 58 Caja de Oro Grant Road, South of N.M. 599, within T17N, R9E, Section 31 (Commission District 2).**

Jose Larrañaga, Development Review Team Leader, read the case caption and the following is verbatim of the remainder of the meeting.

MR. LARRAÑAGA: On February 25, 2016, the Application for a Conditional Use Permit was presented to the Hearing Officer for consideration. The Hearing Officer supported the Application as memorialized in the findings of fact and conclusions of law written order.

The Applicant requests approval of a CUP 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 with two of the containers stacked on top of the other. At the top of the two-story container is a railing and a climbing tower which is 30 feet 6 inches in height from finished grade. The foot print of the two containers placed side by side is 640 square feet. The containers are designed to replicate different scenarios such as, a maze, burn room using butane and wood, and a climbing tower for firefighting training. The proposed containers allow for diverse training. The containers and railing will be earth tone colors to minimize the visual impact of the structure. Currently, there are two containers on the site which are 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 Village of 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 Village of Agua Fria Community District, 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 Village of Agua Fria Community District PI allows for a maximum height of 48 feet.

The Building and Development Services staff reviewed this project for compliance with pertinent SLDC requirements and found that the facts presented support the request for the construction and use of a modular Fire Training Tower. The facts that support the Application's approval are: the facility will provide a community service to the County; 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 establish that this Application for the construction and use of a modular Fire Training Tower is in compliance with State requirements and SLDC design standards.

Recommendation: Staff recommends approval of the Application, adoption of the Hearing Officer's findings of fact and conclusions of law, and the following conditions. Mr. Chair, may I enter these conditions into the record?

CHAIR KATZ: Yes, you shall.

Conditions:

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: Thank you, Mr. Chair. And I stand for any questions.

CHAIR KATZ: Are these the same conditions that the Hearing Officer asked for?

MR. LARRAÑAGA: Mr. Chair, that is correct.

CHAIR KATZ: Okay. Thank you so much. And are the containers that are there, have they been used for training over the years?

MR. LARRAÑAGA: Mr. Chair, the two containers that are on the property have been used. These new containers will probably be placed in probably about May.

CHAIR KATZ: Thank you. Other questions for staff. Okay, let's hear from the applicant.

RON SANDOVAL: Mr. Chair, members of the Committee. My name is Ron Sandoval. I am the project manager for the Projects Division. Do you have any questions at this time?

CHAIR KATZ: Any questions for the project manager?

COMMISSIONER GONZALES: Chair Katz.

CHAIR KATZ: Yes.

COMMISSIONER GONZALES: Mr. Sandoval, what color is this going to be? The same earth tones that are out there or what?

MR. SANDOVAL: I'm going to ask Chief Velarde to step in on this one. He's more familiar with colors and stuff on the unit.

VICKI LUCERO (Building & Development Services Manager): Excuse me, Mr. Chair. Sorry, I think we need to have the applicants sworn in.

CHAIR KATZ: Okay. I didn't know whether you swear in County employees or not. But it's probably a good thing.

[Duly sworn Ron Sandoval affirmed that his testimony was the truth. Duly sworn, Charlie Velarde provided the following testimony]

CHARLIE VELARDE: Charlie Velarde, Assistant Fire Chief, Santa Fe County Fire. Yeah, they'll be of earth tones. Currently the fence is also the earth tone so it will all match.

COMMISSIONER GONZALES: Okay, thank you.

CHAIR KATZ: Other questions? The one thing that occurs to me and obviously I don't think it's a problem. The training is crucially important and we are very beholden to the Fire Department for the job they do. But you'll be burning things there from time to time I expect in the training process; is there any air quality issues with that?

ASST. CHIEF VELARADE: Mr. Chair, members of the Committee. We will be burning Class A which will be wood pellets, that's the only thing we burn. The second burn building is propane. So it's actually a really clean burn. Those are the only things that we will be burning.

CHAIR KATZ: Perfect.

ASST. CHIEF VELARADE: The rest of the building will be used like Mr. Pacheco said - I mean Sandoval, training props. They won't always be burning.

CHAIR KATZ: Okay. Thank you. Phil, do you have any questions?

COMMISSIONER ANAYA: Negative.

CHAIR KATZ: Okay. So this is a public hearing and is there anyone from the public who would like to comment on this application for this conditional use for the training facility, please come forward?

Seeing nobody wanting to talk from the public, the public hearing is closed.

I would entertain a motion to perhaps adopt the findings and conclusions of the Hearing Officer and approve the application. Could I have such a motion from someone?

COMMISSIONER GONZALES: Chair Katz.

CHAIR KATZ: Yes.

COMMISSIONER GONZALES: I make a motion to approve case CUP 16-5000, Agua Fria Training Tower with the staff's conditions.

CHAIR KATZ: Okay, and would you want to adopt the findings and conclusions of the Hearing Officer?

COMMISSIONER GONZALES: Yes.

CHAIR KATZ: Okay.

COMMISSIONER ANAYA: Second.

CHAIR KATZ: Any discussion of the motion? All in favor of the motion say "aye." [All said "aye."] All opposed say "nay." [There were none]

The ayes have it and the application is approved. Again, our thanks to the Fire Department for everything they do and good luck with the training.

**B. Petition from the Floor**

None were offered.

**C. Communications from the Commission Members**

None were presented.

**D. Communications from the Attorney**

ANDREA SALAZAR (Assistant County Attorney): Chair Katz, one thing is that we did draft an order that basically signifies that motion as adopted. Would you like to sign that now or would you like to sign that at the next hearing?

CHAIR KATZ: I'd be happy to sign it now if that would facilitate getting this done.

MS. SALAZAR: I just have to print it out.

CHAIR KATZ: Okay.

**E. Matters from the Land Use Staff**

None were presented.

**F. Next Planning Commission Regular Meeting: April 21, 2016**

**G. Adjournment**

Having completed the agenda and with no further business to come before this Committee, Chair Katz declared this meeting adjourned at approximately 4:15 p.m.

Approved by:  
*DAVID BOND*  
Frank Katz, Chair  
Planning Commission

ATTEST TO: *Geraldine Salazar*

COUNTY CLERK



Before me, this \_\_\_\_ day of \_\_\_\_\_, 2016.  
My Commission Expires: \_\_\_\_\_  
Notary Public

Submitted by:  
*Karen Farrell*  
Karen Farrell, Wordswork

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss  
PLANNING COMMISSION MI  
PAGES: 6

I Hereby Certify That This Instrument Was Filed for  
Record On The 22ND Day Of April, 2016 at 08:55:48 AM  
And Was Duly Recorded as Instrument # 1791737  
Of The Records Of Santa Fe County



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

REC CLERK RECORDED 04/22/2016