

MINUTES OF THE
SANTA FE COUNTY
PLANNING COMMISSION

Santa Fe, New Mexico

August 19, 2021

1. **A.** This meeting of the Santa Fe County Planning Commission called to order by Chair Charlie Gonzales on the above-cited date at approximately 4:09 p.m. at the County Commission Chambers in the historic John Gaw Meem Building, 102 Grant Avenue, Santa Fe, New Mexico.

B. 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
J. J. Gonzales
Susan Martin
Rhea Serna

Member(s) Excused:

Leroy Lopez
Steve Krenz

Staff Present:

Vicki Lucero, Building & Services Manager
Paul Kavanaugh, Building & Services Supervisor
Nathan Manzanares, Development Review Specialist
Roger Prucino, Assistant County Attorney
Renee Nix, Fire Prevention Specialist

2. **Approval of Agenda**

Vicki Lucero noted that there were no changes and the agenda was accepted by consensus.

3. **Approval of Minutes: July 15, 2021**

Member Martin moved approval and Member Katz seconded. The motion carried by unanimous [5-0] voice vote

SFC CLERK RECORDED 12/20/2021

4. **NEW BUSINESS**

A. **Recommendation on Ordinance No. 2021-___, an Ordinance Amending the Santa Fe County Sustainable Land Development Code (“SLDC”), Ordinance No. 2016-9, to Amend the Sustainable Land Development Code, to Amend and Restate Appendix F, Maps 2 & 3 (Map 2 – Santa Fe County Sustainable Land Development Code Santa Fe Community College District Circulation Map) & (Map 3 – Santa Fe County Sustainable Land Development Code Santa Fe Community College District Land Use Zoning Map) of the Sustainable Land Development Code**

CHAIR GONZALES: Nathan.

NATHAN MANZANARES (Case Manager): Thank you, Mr. Chair. On August 10, 2021 the Santa Fe Board of County Commissioners authorized a request to publish title and general summary by a unanimous decision voter of five to zero per the SLDC. Public hearings of this item must be reviewed by the Planning Commission and taken back to the Board for a final decision on the ordinance amendment. If a decision is rendered during the public hearing scheduled for this item the proposed ordinance would take effect 30 days after recordation of the Board’s final decision, which is scheduled to be heard on September 14, 2021.

Background: On April 13, 2021 the Santa Fe Board of County Commissioners approved a request to amend the previously approved master plan of Oshara Subdivision, conceptual plan amendment procedure. The newly approved Oshara conceptual plan amendment is within the Santa Fe County Community College Planned Development District. The requested conceptual plan amendment included the removal of an employment center and an institutional campus zone as well as replacing previously approved zones with a village zone. These changes trigger the requirement to complete an SLDC text amendment to Appendix F of the Sustainable Land Development Code. This needs to be done prior to the applicant being able to proceed forward with preliminary and final plat submittals for the Oshara Subdivision.

Overview of the proposed ordinance: The proposed SLDC text amendment of Appendix F, Map 3 inevitably triggered the need to also amend Appendix F, Map 2, which is the circulation map for the Santa Fe County Community College District. It is in the public’s interest to update both Appendix F, Maps 2 and 3 to ensure proper build-out of the Oshara master planned subdivision as well as maintain consistency within the Santa Fe County Community College Planned Development District. Therefore the provided amendment to the SLDC is being requested in order to establish comprehensive zoning and proper build-out as well as traffic circulation related to development within the Santa Fe County Community College District.

This amendment is also to ensure that development is done sustainably and in the spirit of the SLDC and SGMP. You’ve been provided exhibits of the existing map for Map 2, the circulation and Map 3, the CCD zoning map as well as what is proposed to be amended. Staff recommends approval of the proposed ordinance and that the Santa Fe County Commissioners be scheduled to take final action on the proposed ordinance to amend Appendix F, Maps 2 and 3 of the SLDC at the September 14, 2021 meeting.

Mr. Chair, I stand for any questions.

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

MEMBER J.J. GONZALES: Yes, thank you, Mr. Chair. I had a couple of questions. I had questions for the Fire Marshal and also had questions about the changes from commercial or the employment center to residential. How is that going to – what is that going to entail, like traffic? More traffic? More population? Can you explain some of those things?

MR. MANZANARES: Mr. Chair, Member Gonzales, as stated, the Board of County Commissioners reviewed the conceptual plan amendment back in April and those things were looked at as far as becoming – what we're here for today is simply to follow up on what's already been approved by the Board. But those things have been vetted by staff, reviewed by staff and ultimately approved by the Board. If you'd like I could discuss those with you one on one, but what questions in particular do you have as far as traffic? Are you talking about the connector?

MEMBER J.J. GONZALES: When you have commercial development you probably have traffic in the morning when they go to work, traffic in the evening when they leave. When you have residential, you have lots of traffic all day long. There's more people involved, probably. I thought there's going to be like 700 or 800 new homes. You eliminate a lot of the commercial buildings and replace them with residential houses, and I wondered how that was going to affect –

MR. MANZANARES: Mr. Chair, Member Gonzales, a TIA was done as part of the conceptual plan amendment and TIAs will also be required for future build-out for each phase for the Oshara conceptual plan and we'll monitor that closes. But I think it's going to be okay once the new connector is installed and up and running. There will not be any traffic issues once that's completed.

MEMBER J.J. GONZALES: the other question I had was this subdivision was approved with a certain water budget and commercial usually uses a lot less water. Mostly uses a lot less water, because they're building things and there are buildings. Residential uses a lot more water. How is that going to affect the treatment plant that they have there and how is that going to affect the water budget overall?

MR. MANZANARES: Mr. Chair, Member Gonzales, so part of the amendment was to actually upgrade the sewer system and the applicant is going to do that. They're going to tie into the County system and also have County water. So those have also been looked at and addressed prior to this being brought forward to the Commission.

MEMBER J.J. GONZALES: So all of these issues that I'm asking, they've already been looked at and probably approved already.

MR. MANZANARES: Mr. Chair, Member Gonzales, yes.

MEMBER J.J. GONZALES: Staff did their homework on this.

MR. MANZANARES: Yes, sir.

MEMBER J.J. GONZALES: The other question I had was for the Fire Marshal.

MR. MANZANARES: I'll pass it over. Thank you, Mr. Chair.

RENEE NIX (Fire Prevention): Mr. Chair, Member Gonzales.

MEMBER J.J. GONZALES: The question I had was how is this going to impact the Fire Department as far as providing fire protection for 700 or 800 home when it was providing fire protection for some commercial developments? Is there a big difference there between commercial fire protection or residential?

MS. NIX: There is a big difference in the fact of the structures but we already have the roads laid out. There's going to be water. Everything is going to be laid out for our access, and our structures are going to be smaller. In stead of dealing with large commercial

we're going to be dealing with individual family residences. So I don't feel there's going to be a major impact for the fire and life safety.

MEMBER J.J. GONZALES: Okay, well, thank you very much.

MS. NIX: Thank you, Commissioner, Chair.

MEMBER J.J. GONZALES: Those are all my questions, Mr. Chair.

CHAIR GONZALES: Thank you, J.J. Anybody else have any questions of staff? Rhea, go ahead.

MEMBER SERNA: My question is also for staff. I understand that the order has already been approved by the Board of County Commissioners, but I see reference to an affordable housing agreement. So I was just curious about what details with regards to what type of affordable housing? Is it single-family homeownership? Multi-family rentals? How many units? What is the income eligibility? Just some brief overview. And that is on the order. It's listed as item #22.

MR. MANZANARES: Mr. Chair, Commissioner Serna, so as previously stated, the Sustainable Land Development Code requires these things to be addressed per Chapter 7, the Sustainable Design Standards. The applicant did submit an amended affordable housing agreement from what was originally approved with Oshara. The also changed their phasing plan. So with that it did trigger some additional affordable housing changes. For the most part they're going to be single-family residential affordable units and they will be distributed amongst each phase of the Oshara. There's going to be nine phases in total and each phase will require a separate affordable housing requirement, a maximum number of units that need to be affordable.

MEMBER SERNA: Thank you.

CHAIR GONZALES: Thank you, Rhea. I have a couple questions, along the same questions as J.J. was going on. So obviously, there's existing infrastructure out there. The question I have is how is this change going to impact existing infrastructure, like for example, they put utility lines in for a sewer line or a commercial with bigger lines. Water is probably a little bit different too, so are they going to go back in there and readjust, reconfigure utility lines and services? Resize them?

MR. MANZANARES: Mr. Chair, I believe ultimately the changes to infrastructure is going to improve the area. As stated, they are eliminating some of the lift stations, there's going to be some upgrades to the roads through the connectors that are being done through the County, and those lines can be piggybacked off of future developments down the way, along the Community College District that runs on that stretch.

CHAIR GONZALES: So are they going to come back and get permits to do this additional work? Or is this going to be part of the approval?

MR. MANZANARES: Mr. Chair, yes. So they need to still submit for preliminary and final plat. In order to do that we need to do this SLDC text amendment. It was a condition that was imposed by the Board. Once that condition is approved they can then come in for preliminary and final plat approval and at that point, once they get that they can apply for an infrastructure permit and staff will look at those plans. So will the outside reviewing agencies and County review agencies. At that point we'll look at the infrastructure.

CHAIR GONZALES: Okay. Also, are they going to be required to upkeep the existing reclamation water line that's in their place? They're going to keep that up to par as well?

MR. MANZANARES: Mr. Chair, that's outside my wheelhouse. I apologize. I could get an answer for you on that. Like I said, that will likely be ironed out during the preliminary and final plat. We'll decide on easements and maintenance at that point.

CHAIR GONZALES: Okay. Thank you. Any other questions of staff from the Commission? Okay. This is a public hearing. Is there anybody out there that wants to speak on behalf or against this proposed ordinance? Do we have anybody on WebEx, Vicki?

MS. LUCERO: Mr. Chair, it appears that the agent is calling in or tuning in through Webex. She'll have to unmute herself on the computer in order to speak and it looks like she's done that.

[Ms. Jenkins participated via Webex.]

JENNIFER JENKINS: Hi. Good afternoon, Commissioners. I'm Jennifer Jenkins here this afternoon on behalf of Oshara. I'm happy to be sworn in if necessary but I don't have anything to add. I'm just here to answer any questions that you may have.

CHAIR GONZALES: Does anybody have any questions of Jennifer? I guess not. Thank you, Jennifer. Anybody else out there that wants to speak? Okay. What's the pleasure of the Commission? J.J.

MEMBER J.J. GONZALES: I move to approve –

CHAIR GONZALES: We don't have a case number yet?

MS. LUCERO: Mr. Chair, that number will be assigned when the BCC approves the final version of the ordinance.

MR. MANZANARES: Mr. Chair, the Board – the Planning Commission has to make a recommendation of approval to the Board and ultimately the Board will approve – make the final decision on the proposed ordinance and then a number will be issued at that point for the ordinance.

CHAIR GONZALES: I'm sorry. I didn't catch that. What was that again?

MR. MANZANARES: The Planning Commission's job today is strictly to recommend approval or render a decision for the proposed ordinance because the Board takes final action. And once final action is taken an ordinance number will be designated.

CHAIR GONZALES: Okay, so J.J., I guess your motion needs to be for –

MEMBER J.J. GONZALES: I move to approve Ordinance 2021-X.

MEMBER MARTIN: I'll second.

CHAIR GONZALES: Okay, a motion made by J.J, seconded by Susan.

The motion carried by unanimous roll call vote as follows:

Member Katz	Aye
Member J.J. Gonzales	Aye
Member Martin	Aye
Member Serna	Aye
Chair Gonzales	Aye
Member Lopez	Not Present
Member Krenz	Not Present

CHAIR GONZALES: Vicki, I did have a question for you. When I was going through the agenda I brought – I printed my agenda that I printed at home, and then I got the packet now and Frank brought it to my attention that the one I printed at home didn't have Consent Agenda: Final Orders on it.

MS. LUCERO: Mr. Chair, that had been removed from the one on the website. There are no items under Consent Agenda: Final Order. There's nothing to be heard.

CHAIR GONZALES: That's what I thought. Thank you.

- 5. **Petitions from the Floor** - None were offered.
- 6. **Communications from the Commission Members** - None were presented.
- 7. **Communications from the Attorney** - None were presented.
- 8. **Matters from Land Use Staff** - None were presented
- 9. **Next Planning Commission Meeting: September 16, 2021**
- 10. **Adjournment**

Having completed the agenda and with no further business to come before this Committee, Chair Gonzales declared this meeting adjourned at approximately 4:26 p.m.

Approved by:

Charlie Gonzales, Chair
Planning Commission

ATTEST TO:

KATHARINE CLARK
SANTA FE COUNTY CLERK

Respectfully submitted by:

Debbie Doyle, Wordswork

SFC CLERK RECORDED 12/20/2021

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

I Hereby Certify That This Instrument Was Filed for
Record On The 20TH Day Of December, 2021 at 01:04:25 PM
And Was Duly Recorded as Instrument # 1975020
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

Deputy

