

**Board of County Commissioners of Santa Fe County**  
County Commission Chambers  
County Administrative Building  
102 Grant Avenue  
Santa Fe NM 87501

**REGULAR MEETING**

**April 14, 2015, at 2:00 p.m.**

*Please turn off cellular phones during the meeting.*

***Amended Agenda***

- I. **Opening Business**
  - A. Call to Order
  - B. Roll Call
  - C. Pledge of Allegiance
  - D. State Pledge
  - E. Moment of Reflection
  - F. Approval of Agenda (Action Item)
    - 1. **Amendments.**
    - 2. **Tabled or Withdrawn Items.**
  - G. Approval of Minutes (Action Item)
    - 1. Approval of March 15, 2015, Emergency BCC Meeting Minutes.
  - H. Honoring Our Veterans and Service Men and Women
  
- II. **Consent Agenda** (Action Item)
  - A. Final Orders
    - 1. **BCC CASE # PCEV 14-5420 Ernest Chavez and Robin Suellen Chavez (Personal Representative of the Estate of Jesse Chavez) Vacation of Plat.** Ernest Chavez, Applicant, and Robin Suellen Chavez (Personal Representative of the Estate of Jesse Chavez), Applicant, (Sommer, Karnes & Assoc, LLP) Joseph Karnes, Agent for the Estate, Requested Approval to Vacate a Recorded Lot Line Adjustment Survey Plat which Reconfigured 2 Existing Lots that Became Known as Tract 1-R Consisting of 25 Acres and Tract 2-R Consisting of 11.58 Acres, on a Total of 36.38 Acres. The Property is Located at 210 Entranosa Rd., within Section 28, Township 11 North, Range 7 East, (Commission District 3). (Approved 5-0) Miguel “Mike” Romero, Case Manager.

2. **CDRC CASE # V 14-5340 Luis and Isela Rodriguez Variance.** Luis and Isela Rodriguez, Applicants, Requested a Variance of Ordinance No. 2002-9 (La Cienega and La Cieneguilla Traditional Community Planning Area and La Cienega Traditional Community Zoning District), Section 6.4 (Zoning Density) to Allow Two Dwelling Units on 2.5 Acres. The Property is Located within the Traditional Historic Community of La Cienega at 92 Camino Montoya, within Section 20, Township 16 North, Range 8 East, (Commission District 3). (Approved 5-0) Mathew Martinez, Case Manager.
3. **CDRC CASE # V 14-5400 Melody Saucedo Variance.** Melody Saucedo, Applicant, Requested a Variance of Ordinance No. 2002-9 (La Cienega and La Cieneguilla Traditional Community Planning Area and La Cienega Traditional Community Zoning District), Section 6.4 (Zoning Density) to Allow Two Dwelling Units on 3.26 Acres. The Property is Located within the Traditional Historic Community of La Cienega at 77 A Calle Debra, within Section 20, Township 16 North, Range 8 East, (Commission District 3). (Approved 4-1) Mathew Martinez, Case Manager.
4. **BCC CASE # MIS 06-5272 Tavelli Master Plan Extension.** Michael A. Tavelli, Applicant, Requested a 24-Month Time Extension of the Previously Approved Tavelli Mixed-Use Subdivision Master Plan. The Property is Located North of Agua Fria Street, East of Lopez Lane, within Section 31, Township 17 North, Range 9 East, (Commission District 2). (Approved 5-0) Mathew Martinez, Case Manager.
5. **CDRC CASE # V/Z 14-5210 Senior Campus @ Caja del Rio.** Caja del Rio Holdings, LLC, Applicant, Jenkins/Gavin, Agents, Requested Master Plan Zoning Approval to Allow the Creation of a Large Scale Mixed Use District, to be Utilized as a Senior Care Facility, to be Developed in Four Phases on 28 ± Acres. The Request Included a Variance of Article III, Section 6.4.2 (Density Review) and Article III, Section 10 (Lot Size Requirements) of the Land Development Code. The Property is Located at 28 Caja del Rio Road, within Section 2, Township 16 North, Range 8 East, (Commission District 2). (Approved 5-0) Jose E. Larrañaga, Case Manager.
6. **CDRC CASE # Z/PDP/FDP 14-5380 Santa Fe County Solar Energy Center Project.** Public Service Company of New Mexico, Applicant, Laurie Moye, Agent, Requested Master Plan Zoning, Preliminary and Final Development Plan Approval to Allow a 10 Megawatt Electric Solar Facility on a 100-Acre Site. The Property is Located South of the National Guard Site and Takes Access via

the East I-25 Frontage Road, within Sections 3 & 4, Township 15 North, Range 8 East, (Commission District 5). (Approved 5-0) Jose E. Larrañaga, Case Manager.

*(End of Consent Agenda)*

**III. Action Items**

**A. Items From Consent Agenda Requiring Extended Discussion / Consideration**

**B. Resolutions**

- 1. Resolution No. 2015-\_\_\_, Award Resolution for the Santa Fe County, New Mexico General Obligation Refunding and Improvement Bonds, Series 2015. (Finance Department/Carole Jaramillo)**
- 2. Resolution No. 2015-\_\_\_, A Resolution Requesting a Budget Increase to the GOB Series 2013 Fund (351) and the Capital GRT Fund (313) to Budget Approved Allocations for Various Capital Projects / \$10,926,534. (Finance Department/Carole Jaramillo)**

**IV. Matters of Public Concern**

**V. Discussion/Information Items/Presentations**

**A. Presentation**

- 1. Presentation on the Santa Fe Basin Water Study. (Public Works Department/Claudia Borchert)**
- 2. Presentation from COLTPAC on Santa Fe County Trails Days 2015. (Maria Lohmann/ Growth Management)**
- 3. Presentation Recognizing the Students from the Early College Charter High School Master's Program and Leadership from the Trails Alliance and Fat Tire Society for their Contributions in Restoring and Beautifying Santa Fe County Public Lands. (Community Services Department/Carol Branch)**
- 4. Presentation by Pat Kulhoff, President of the Salida Del Sol Chapter, Old Spanish Trail Association. (Commissioner Anaya)**
- 5. Recognition of National Public Safety Telecommunicators Week, April 12-18, 2015, Honoring the Men and Women Who Serve their Communities as 911 Operators. (Regional Emergency Communications Center/Ken Martinez)**

**B. Matters From The Commission and Other Elected Officials**

- 1. Elected Officials Issues and Comments - These are Non-Action Items by Elected Officials, such as Constituent Concerns, Elected Official Recognitions, and Requests for Updates or Future Presentations.**

2. Commissioner Issues and Comments - These Are Non-Action Items by Commission District, such as Constituent Concerns, Commissioner Recognitions, and Requests for Updates or Future Presentations.

C. Matters From The County Manager

1. Miscellaneous Updates
2. Legislative Update/Gubernatorial Action on Bills

VI. Matters From County Attorney

A. Executive Session

1. Discussion of Competitive Sealed Proposals Solicited Pursuant to the Procurement Code, as Allowed by Section 10-15-1(H)(6) NMSA 1978, and Discussion of the Purchase, Acquisition or Disposal or Real Property or Water Rights, as allowed by Section 10-15-1(H)(8) NMSA 1978.
  - a. Proposal Submitted in Response to RFP # 2015-0031-PW, La Bajada Ranch Development.
2. Limited Personnel Matters, as Allowed by Section 10-15-1(H)(2) NMSA 1978.
  - a. Performance Evaluation of the County Manager.
3. **Threatened or Pending Litigation, as Allowed by Section 10-15-1(H)(7) NMSA 1978.**
  - a. *The Board of County Commissioners for the County of Santa Fe v. Joe Anthony Montoya and Advantage Asphalt and Seal Coating, LLC, N.M. District Court, First Judicial District, D-0101-CV-2014-00288.*

B. Possible Direction Concerning RFP # 2015-0031-PW, La Bajada Ranch Development. (Possible Action Item)

VII. Public Hearings (To Begin No Earlier Than 5:00PM)

A. Land Use Cases (Possible Action Items)\*

1. BCC CASE #MIS 15-5100 Aztec Spirits, LLC Rectifier License. Aztec Spirits, LLC, Applicant, Request Approval for a Rectifier License. The Property is Located at 36 Bisbee Court, Unit B, in the Turquoise Trail Business Park, within Section 24, Township 16 North, Range 8 East, (Commission District 5). John M. Salazar, Case Planner.
2. CDRC CASE # Z/P&DP/V 14-5470 Ernest Luna Water Tower. Ernest Luna, Applicant, Requests Master Plan Zoning, Preliminary and Final Development Plan Approval for a Water Storage Tank for the Greater Glorieta MDWCA in a Fenced 4,400 Sq. Ft. Area and 17,802 Sq. Ft. for an Access Driveway and Associated Water Lines within an Easement on a 10.82-Acre Tract. The Remainder

of the Tract will Remain for Residential Use. This Request also Includes a Variance of Article III, Section 4.4.4.c Development and Design Standards of the Land Development Code, to Allow the Proposed Water Storage Tank to be Constructed at Sixty-Six (66) Feet in Height which Exceeds the Maximum Permitted Height of Thirty-Six (36) Feet. The Property is Located at 65 La Joya Road within the Traditional Community of Glorieta, within Section 2, Township 15 North, Range 11 East, (Commission District 4). John M. Salazar, Case Planner.

3. CDRC CASE # ZA/PDP/FDP 14-5440 Mariposa/Hillside. Mariposa Incorporated, Applicant, Tisha Sjostrand, Agent, Request a Master Plan Amendment to an Existing Zoning Approval and Preliminary and Final Development Plan to Allow the Expansion of Commercial use of a Property on 5.99 Acres. The Property is Located at 86B Old Las Vegas Highway, within Section 7, Township 16 North, Range 10 East, (Commission District 4). John Lovato, Case Manager.
4. CDRC CASE # V 14-5500 Virginia Gould & Lauri Hakola Variance. Virginia Gould and Lauri Hakola, Applicants, Request a Variance of Article III, § 10 ( Lot Size Requirements ) of the Land Development Code, to Allow a Land Division of 20 Acres into Two Lots. The Property is Located at 106 Old Cononcito Road, within Section 12, Township 15 North, Range 10 East, (Commission District 4). John Lovato, Case Manager.
5. CDRC CASE # V/MP 14-5490 Saleh Master Plan. Senemar, LLC, Applicant, Design Egnuity, Agent, Request Master Plan Approval in Conformance with the Community College District Ordinance to Allow a Phased Mixed Use Development on a 64 Acre ± Site. The Applicant also Requests a Variance of Ordinance No. 2000-12, Section 6.E.3.C to Allow a No-Outlet Roadway to Exceed 300 Feet and a Variance of Ordinance No. 2000-12, Section 6.7 Road Design Standards. The Site will take Access off of Richards Avenue. The Property is Located on the South Side of I-25 and East of Richards Avenue, within Section 16, Township 16 North, Range 9 East (Commission District 5). Jose E. Larrañaga, Case Manager.
6. CDRC CASE # V 14-5330 Francisco and Arlene Tercero. Francisco and Arlene Tercero, Applicants, and the Amarante Romero Trust (Arlene Tercero, Trustee), Applicant, Request a Variance of Ordinance No. 2007-2 (Village of Agua Fria Zoning District), Section 10.6 (Density and Dimensional Standards) to Allow a Small Lot Family Transfer of 1.53 Acres (Frank and Arlene Tercero Parcel) into Two Lots, each Consisting of 0.75 Acres More or Less, and Approval of an Additional Small Lot Family Transfer on the Adjacent 2.549 Acre Lot (Amarante and Emma Romero

Parcel) to Create 2 Lots, each Consisting of 1.25 Acres More or Less. The Applicants also Request a Variance of Article V, Section 8.2.1c (Local Roads) and Article III, Section 2.4.2b 3(A)(1) (Roads and Access) of the Land Development Code to Serve the 4 Proposed Lots and One Existing Lot, For a Total of Five Lots. The Road that Services the Properties (Calle De Quiquido) does not meet the Specifications of Local Lane, Place or Cul-De-Sac Roads Being That the Road is too Narrow and does not Have Adequate Drainage Control Necessary to Insure Adequate Access for Emergency Vehicles. The Properties are Located at 1443 and 1645 Calle De Quiquido, within Section 32, Township 17N, Range 9 East (Commission District 2). Miguel “Mike” Romero, Case Manager.

7. CDRC CASE # V/ZA/S 10-5352 Rio Santa Fe Business Park. Peña Blanca Partnership, Applicant, Jim Siebert, Agent, Request a Master Plan Zoning Amendment to an Existing Zoning Approval and Preliminary and Final Plat and Development Plan Approval to Create Four (4) Commercial Lots on a 31.44 ± Acre Parcel to be Utilized as a Commercial/Industrial Use. The Applicant Also Requests a Variance to Allow a Cul-De-Sac (Dead End Road) to Exceed 500 Feet in Length. The Property is Located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, (Commission District 2). Jose E. Larrañaga, Case Manager.

## **VIII. Concluding Business**

### **A. Announcements**

### **B. Adjournment (Action Item)**

Santa Fe County makes every practical effort to assure that auxiliary aids or services are available for meetings and programs. Individuals who would like to request auxiliary aids or services should contact Santa Fe County Manager’s Office at (505) 986-6200 in advance to discuss specific needs (e.g., interpreters for the hearing impaired or readers for the sight impaired).

\* These land use cases are administrative adjudicatory proceedings. Among other things, this means that Commissioners generally may not discuss a case with the applicant or other members of the public outside of the public hearing on the case. In addition, the Board of County Commissioners may not announce its decision on a land use case at the conclusion of the public hearing tonight.