

**Santa Fe County Planning Commission**

County Commission Chambers

County Administration Building

**Regular Meeting**

**February 15, 2018 at 4:00 PM**

*Please turn off Cellular Phones during the meeting.*

## *Agenda*

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Election of Chair and Vice Chair
- V. Approval of Agenda
  - A. **Amendments**
  - B. **Tabled Or Withdrawn Items**
- VI. Approval of Minutes
  - A. Approval of December 21, 2017, Regular Meeting Minutes
- VII. Consent Agenda: Final Orders
  - A. CASE # V17-5090 Fredance, LLC Variance. Fredance, LLC, Applicant, Sommer, Karnes And Associates (Joseph Karnes) Agent, Request A Variance To The Requirements Set Forth In The Sustainable Land Development Code (SLDC) Of Chapter 7, Table 7-13, Rural Road Classification And Design Standards (SDA-2 And SDA-3) To Allow A Road With A 30 Ft. Right-Of-Way Rather Than The Required 50 Ft. Right-Of-Way For Local Roads. The Property Is Located Within The Rural Fringe Zoning District At 325 Glorieta Mesa Road, Within Section 12, Township 15 North, Range 11 East (Commission District 4) (Approved 6-0) Miguel “Mike” Romero, Case Manager.
  - B. CASE # V17-5280 Pamela Barish Variance. Pamela Barish, Applicant, Santa Fe Planning INC. (Scott Hoeft) Agent, Request A Variance To The Requirements Set Forth In The Sustainable Land Development Code (SLDC) Of Chapter 7, Table 7-13 (Rural Road Classification And Design Standards) (SDA-2 And SDA-3) To Allow An Existing Road To Exceed 9% Grade, To Allow A Roadway To Be Less Than (20) Feet In Width And Section 7.11.6.6 To Allow A Grade At The Approach Of An Intersection To Exceed 5% For Every One Hundred (100) Linear Ft. Prior To The Radius Return Of The Intersection. The Property Is Located At 30 Sendero Del Oso, And Is Zoned Rural Residential (RUR-R), Within Section 32, Township 19 North, Range 10 East (Commission District 1) (Approved 7-0) Miguel “Mike” Romero, Case Manager.

## VIII. New Business

- A. CASE # V 17-5350 Santa Fe County Public Works. Santa Fe County, Applicant, Baer Architecture NM, (Allan Baer) Agent, Request A Variance Of Chapter 7, Section 7.11.11.3.2 Access To Subdivisions, Non-Residential Development And Multi-Family Development Of Ordinance 2016-9, The Sustainable Land Development Code To Allow One Access Point Rather Than The Required Two Minimum Access Points For Non-Residential Development Exceeding 25,000 Square Feet. The Site Is Zoned As Public Institutional (PI) Within The Airport Noise Zone (O-AN60 DNL). The Site Is Located At 424 NM 599 Frontage Road, Within Section 2, Township 16N, Range 8E (Commission District 2). Case Manager, Miguel “Mike” Romero.
- B. CASE # V 17-5190 Glorieta 2.0, Variances. Glorieta 2.0, Applicant, Jenkinsgavin, Agent, Are Requesting Variances Of The Following Sections Of Ordinance No. 2016-9 The Sustainable Land Development Code (SLDC): Table 7-13: Rural Road Classification And Design Standards (SDA-2 And SDA-3) Regarding Width And Grade Of Roads; Section 7.17.9.2.3 (No Structure May Be Constructed On A Natural Slope Of 30% Or Greater); Section 7.17.10.4.1 (Roads And Driveways Shall Not Be Designed Or Constructed On Slopes Over 25%); Section 7.17.10.3.1 (Disturbed Area On Any Lot Shall Not Exceed 12,000 Square Feet); Section 7.17.9.2.7 (No Significant Tree May Be Removed From Slopes Greater Than 30%); Table 8-17, Dimensional Standards-Public/Institutional (PI) Regarding The Flyline Zip Line Structure Exceeding The Maximum Allowable Height Of 48 Ft.; And Section 7.17.9.3.1 (Height For Structures On Slopes Of 15% Or Greater). The 2,227.44 ± Acre Site Is Zoned As Public Institutional (650 ± Acres)/Rural (1,500 ± Acres)/Rural Fringe (78 ± Acres) And Is Located At 11 State Road 50, Within T16N, R11E, Section 22, SDA-2 (Commission District 4). Jose Larranaga, Case Manager.
- C. CASE V 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). John Lovato, Case Manager. (TABLED)

## IX. Executive Session

Executive Session As Allowed By Section 10-15-1 (H) (3) NMSA 1978, Deliberation By A Public Body In Connection With An Administrative Adjudicatory Proceeding. The Planning Commission May Elect To Go Into Executive Session As Set Forth Above To Deliberate On Any Of The Matters Set Forth In Section VIII, New Business, Prior To Rendering A Decision.

**X. Conclusion of Business**

**A. Petitions From The Floor**

**B. Communications From The Commission Members**

**C. Communications From The Attorney**

**D. Matters From The Land Use Staff**

**E. Next Planning Commission Regular Meeting: March 15, 2018**

**F. Adjournment**

*The County of Santa Fe makes every practical effort to assure that its meetings and programs are accessible to people with disabilities. Individuals with disabilities should contact Santa Fe County at 986-6225 in advance to discuss any special needs (e.g., interpreters for the hearing impaired or readers for the sight impaired).*