

Santa Fe County Planning Commission

County Commission Chambers

County Administration Building

Regular Meeting

November 16, 2017 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. Approval of Agenda
 - A. **Amendments**
 - B. **Tabled Or Withdrawn Items**
- V. Approval of Minutes
 - A. Approval of October 19, 2017, Regular Meeting Minutes
- VII. Consent Agenda: Final Orders
 - A. CASE # V 17-5050 Barbara Stromquist/Randy Felker Variance. Barbara Stromquist And Randy Felker, Applicants, James W. Siebert And Associates, Inc., Agent, Are Requesting A Variance Of The Sustainable Land Development Code Section 7.17.9.2 Steep Slopes, Ridge Tops, Ridgelines, And Shoulders Standards To Allow The Construction Of A Home On A Ridgetop Despite Having Other Buildable Area On The Property. The 14.79 Acre Property Is Located At 45 Eagle Ridge Dr. Within Section 18, Township 16 North, Range 10 East (Commission District 4) John M. Salazar, Case Manager. (Approved 4-1)
 - B. CASE # V 17-5170 Hager Road/Los Suenos Trail Extension Variance Los Suenos Trail Extension, Inc. And The Catholic Foundation, Applicants, Jenkins Gavin, Inc., Agent, Request A Variance Of The Sustainable Land Development Code Chapter 7.11 Road Design Standards, Table 7-13 Rural Road Classification And Design Standards (SDA-2 And SDA-3) To Permit The Construction Of The Hager Road/Los Suenos Trail Extension From Collector Road Standards To Local Road Standards. The 14 Lots Are Located Within The Hager Lands Via West Alameda St. Within Sections 30 & 31, Township 17 North, Range 9 East (Commission District 2), SDA-2. John M. Salazar, Case Manager. (Approved 4-1)
 - C. CASE # V 17-5200 W. Gordon Harris Height & Off-Site Road Improvements Variances. W. Gordon Harris, Applicant, Sommer, Karnes & Associates, LLP, Agent, Request A Variance Of Ordinance No. 2016-9, The Sustainable Land

Development Code Chapter 7, Section 7.11 Road Design Standards, Table 7-13 Rural Road Classification And Design Standards (SDA-2 And SDA-3) To Allow A Roadway To Be Less Than 20' In Width And To Allow The Roadway To Exceed A 9% Grade. An Additional Variance Is Being Requested Of Chapter 7, Section 7.17.9.3 Height To Exceed Thirty Feet On Land That Has A Natural Slope Of Fifteen Percent Or Greater. The Property Is Located Within The Overlook Subdivision At 191 Overlook Rd. Via La Barabaria Rd. Within Section 16, Township 16 North, Range 10 East (Commission District 4), SDA-2. John M. Salazar, Case Manager. (Approved 6-1)

- D. **CASE # V 17-5220 Ted And Barbara Seeley Variance.** Ted And Barbara Seeley, Applicants, Request A Variance Of Ordinance No. 2016-9, The Sustainable Land Development Code (SLDC As Amended), Chapter 7.11, Table 7-13 Road Design Standards (SDA-2 And SDA-3) To Allow A Roadway To Be Less Than 20' In Width With Occasional Pull-Outs For Traffic, To Allow An Easement Of Less Than 38', And To Allow The Roadway To Exceed A 9% Grade In Order To Allow The Issuance Of A Development Permit. The Property Is Located At 57 Don Filomeno Road Within Section 36, Township 19 North, Range 9 East (Commission District 1), SDA-2. John M. Salazar, Case Manager. (Approved 7-0)

VIII. New Business

- A. Ordinance No. 2017- An Ordinance Amending And Restating In Its Entirety Section 7.11 (Road Design Standards) Of The Santa Fe County Sustainable Land Development Code (SLDC), Ordinance No. 2016-9.
- B. **CASE # V 17-5150 Nuestra Senora De Guadalupe Del Valle De Pojoaque, Catholic Parish Of The Archdiocese Of Santa Fe Variance.** Nuestra Senora De Guadalupe Del Valle De Pojoaque, Catholic Parish Of The Archdiocese Of Santa Fe, Applicant, Jake Rodriguez Architect, (Jake Rodriguez) Agent, Request A Variance Of Table 9-13-2: Dimensional Standards: PVCDC TC (Traditional Community) Of Ordinance 2016-9, The Sustainable Land Development Code To Allow An (8) Ft. Cross With Base On Top Of The Roof Of An Existing Church Bringing The Height Of The Church To 49 Ft. 2 In. The Property Is Located At 9 Grazing Elk Drive Within The Pojoaque Valley Community District Overlay (PVCDC), Within Section 7, Township 19 North, Range 9 East, (Commission District 1). Case Manager, Miguel "Mike" Romero.
- C. **CASE # V 17-5300 Pita Lujan Revocable Trust.** Pita V. Lujan, Applicant, Joseph Karnes, Agent, Request An Appeal To The Santa Fe County Planning Commission, Appealing The Santa Fe County Land Use Administrators Decision To Approve An 8' Fence (Permit #17-481). The Property Is 0.372 Acres And Located At 1063 State Road 503 Within, Section 17, Township 20 North, Range 10 East, Commission District 1. John Lovato, Case Manager.
- D. **CASE # V 17-5210 Ross Bee, Variance.** Ross Bee, Applicant, Jenkinsgavin Inc., (Collen Gavin) 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 Roadway To Exceed 9% Grade And A Variance Of Chapter 7, Section 7.17.9.2.4 To Allow Disturbance Of 30% Slopes In Six Separate Areas. The Property Is Located 40 River Valley Rd. And Is Zoned Rural Residential (RUR-R) (SDA-2) Within Section 32, Township 19 North, Range 10 East, (Commission District 1). Case Manager Miguel “Mike” Romero.**
- E. Possible Action On The Findings Of The Fact And Conclusion Of Law For Case # V 17-5210 Ross Bee Variance.**
- F. CASE # V 17-5230 Dorothy Montoya Variance. Dorothy Montoya Applicant, Requests A Variance Of Chapter 10.4.2.1, To Allow An Accessory Dwelling Within A Major Subdivision, A Variance Of Chapter 10.4.2.2, To Allow An Accessory Structure To Be 1,350 Square Feet Where The Main House Is 2000 Square Feet Heated Floor Area, A Variance Of Chapter 10.4.2.3.3 (Building And Design Standards) To Allow A Separate Driveway Access Points For An Accessory Dwelling Unit, A Variance Of Chapter 10.4.2.4 (Utilities) To Allow An Accessory Dwelling A Separate Liquid Waste System, And A Partial Plat Vacation To Allow Lot 7 To Have An Accessory Dwelling Unit. The Property Is Located At 33 N Paseo De Angel Road Within The La Cienega And La Cieneguilla Community District Overlay, Within The Residential Estate Zoning District, Within, Section 21, Township 16 North, Range 8 East, (Commission District 3). John Lovato, Case Manager. (TABLED)**
- G. 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.**
- H. Petitions From The Floor**
- I. Communications From The Commission Members**
- J. Communications From The Attorney**
- K. Matters From The Land Use Staff**
- L. Next Planning Commission Regular Meeting: December 21, 2017**
- M. Adjournment**

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