

**Santa Fe County Planning Commission**

County Commission Chambers

County Administration Building

**Regular Meeting**

**December 21, 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  - B. **Tabled Or Withdrawn Items**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 November 16, 2017, Regular Meeting Minutes**
- VII. **Consent Agenda: Final Orders**
  - A. **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: PVCD 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 (PVCD), Within Section 7, Township 19 North, Range 9 East, (Commission District 1). Case Manager Miguel "Mike" Romero (Approved 7-0)**
- VIII. **New Business**
  - A. **CASE # V 17-5520 Oreo, LLC. Variance. Oreo, LLC., Applicant, Design Enginuity (Oralynn Guerrerortiz) 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 Section Of South Summit Drive To Exceed 9% Grade And A Variance Of Chapter 7, Section 7.17.10.7.8 Screening Requirements To Allow Existing 14 Ft. Retaining Walls To Exceed The 5 Ft. Height Limitation.**

**The Property Is Located Within The Residential Community Zoning District (RES-C) At South Summit Drive, Within Section 16, Township 17 North, Range 10 East, (Commission District 4). Miguel “Mike” Romero, Case Manager.**

- B. Possible Action On The Findings Of The Fact And Conclusion Of Law For Case # V 17-5520 Oreo, LLC Variance.**
- C. CASE # V 17-5090 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). Miguel “Mike” Romero, Case Manager.**
- D. CASE # V 17-5280 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 Chapter 7, Section 7.11.6.6 To Allow A Grade At The Approach Of An Intersection To Exceed 5% For 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). Miguel “Mike” Romero, Case Manager.**
- E. Possible Action On The Findings Of The Fact And Conclusion Of Law For Case # V 17-5280 Pamela Barish Variance.**
- F. CASE # CP 16-5280 Oshara Conceptual Plan Amendment. G.E. Richards Property, LLC, Applicant, Santa Fe Global Partners/Arroyo Hondo De Santa Fe, Agent, Request Conceptual Plan Approval To Amend The Previously Approved Oshara Subdivision (735 Dwelling Units On 470.62 Acres) In Order To Reduce The Estimated Commercial Square Footage In Future Phases From 1,321,000 Square Feet To 303,330 Square Feet, Eliminate The Employment Center Zone In Phase 2, Eliminate The Institutional Campus Zone, Increase The Number Of Dwelling Units To 855 From 735, Reorganize The Phasing Plan From Six Phases To Five, To Have Five Sub-Phases In Phase 2, And To Amend The Proposed Source Of Sewer Service. The Property Is Located In The Community College District, Within A Planned Development District, East Of Richards Avenue And South Of Rabbit Road, Within Section 16, Township 16 North, Range 9 East (Commission Districts 4 And 5). John M. Salazar, Case Manager.**

**G. 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 dwelling unit 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 Cinega 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.**

**H. 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.**

**I. Petitions From The Floor**

**J. Communications From The Commission Members**

**K. Communications From The Attorney**

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

**M. Next Planning Commission Regular Meeting: January 18, 2018**

**N. 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).*