

**MINUTES OF THE**  
**SANTA FE COUNTY**  
**PLANNING COMMISSION**

**Santa Fe, New Mexico**

**April 19, 2018**

**I.** This meeting of the Santa Fe County Planning Commission called to order on the above-cited date by Chair Charlie Gonzales at approximately 4:03 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

**II. & III.** 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  
Phil Anaya  
Renaë Gray  
Leroy Lopez  
Susan Martin  
Steve Shepherd

**Member(s) Excused:**

None

**Staff Present:**

Vicki Lucero, Building & Services Manager  
Paul Kavanaugh, Building & Services Supervisor  
Jose Larrañaga, Development Review Specialist  
Rachel Brown, Deputy County Attorney  
Cristella Valdez, Assistant County Attorney

**IV. Approval of Agenda**

Vicki Lucero noted that there were no changes to the agenda. Member Anaya moved approval and Member Martin seconded. The motion carried by unanimous [7-0] voice vote.

SEC CLERK RECORDED 05/18/2018

**V. Approval of Minutes: March 15, 2018**

CHAIR GONZALES: Does anybody have any questions on approval of the minutes? Or comments? Or corrections? I have a couple. On page 4, at the very beginning, I want to correct, I'm Mr. Chair, not Madam Chair. Please strike Madam for me please. Also, on page 19, where it says Chair Gonzales, I basically just said, Yes, go ahead, and the So what should go to Mr. Shaver. That's all I had. Does anybody have anything else?

RACHEL BROWN (Deputy County Attorney): Mr. Chair.

CHAIR GONZALES: Go ahead.

MS. BROWN: I just wanted to point out that in the minutes on page 4 where the record reflects Madam Chair, these are verbatim minutes that reflect what someone said, whether it's correct or not, so you can put on the record the fact that it was an error but that wouldn't change the minutes themselves.

CHAIR GONZALES: Okay, I'll be a Madam for a while. Thank you. Mr. Katz.

MEMBER KATZ: On page 54, in my comments on the bottom of the page, in the first paragraph of my comments, part of it was a quotation. Can I add quotation marks to that?

MS. BROWN: Yes.

MEMBER KATZ: Okay. In the fifth line down, at the beginning, "The Community College District..." and that quote ends at the end of that sentence. And then in the next paragraph, it is right in the first line, a quotation mark should start at "A mixed-use district..." And end at the third line from the bottom, after "uses." Because I was just quoting the ordinance for that. That's all. Thank you.

CHAIR GONZALES: Anybody else? Okay.

MEMBER KATZ: I would just move to approve the minutes as amended.

MEMBER MARTIN: Second.

**The motion passed by unanimous [7-0] voice vote.**

**VI. Consent Calendar: Final Orders**

- A. **CASE # VAR 17-5190 Glorieta 2.0, Variances.** Glorieta 2.0, Applicant, JenkinsGavin, Agent, Requested Variances of the Following Sections of Ordinance No. 2016-9 the Sustainable Land Development Code (SLDC): 1) Table 7-13: Rural Road Classification and Design Standards (SDA-2 and SDA-3) Regarding Width and Grade of Roads; 2) Section 7.17.9.2.3 (No Structure May Be Constructed on a Natural Slope of 30 Percent or Greater); 3) Section 7.17.10.4.1 (Roads and Driveways Shall Not Be Designed or Constructed on Slopes Over 25%); 4) Section 7.17.10.3.1 (Disturbed Area on Any Lot Shall Not Exceed 12,000 Square Feet); 5) Section 7.17.9.2.7 (No Significant Tree May Be Removed From Slopes Greater Than 30%); 6) Table 8-17, Dimensional Standards-Public/Institutional (PI) Regarding the Flyline Zip Line Structure Exceeding the Maximum Allowable Height of 48 Ft.; and 7) 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 E. Larrañaga, Case Manager. **(Variance #1 Approved by Majority [4-2] Voice Vote, Variance #2 In Part Approved/In Part Denied by Majority [5-1] Voice Vote, Variance #3 Approved by Majority [5-1] Voice Vote, Variance #4 Approved by a Unanimous [6-0] Voice Vote, Variance #5 Denied by a Unanimous [6-0] Voice Vote, Variance #6 Denied by a by Majority [4-2] Voice Vote, Variance #7 Approved by a Unanimous 6-0 Voice Vote.)**

CHAIR GONZALES: Do I have a motion for approval? Or a motion? I'm sorry.

MEMBER KATZ: I have, I think some changes to that.

CHAIR GONZALES: Okay, Mr. Katz.

MEMBER KATZ: On the first order, on the Glorieta variance, on paragraph 29, on the second to last line, where it says "and heavy equipment" I would strike the "heavy equipment" to the bottom line, "The roads will require heavy equipment for maintenance..." not the heavy equipment for the daily maintenance.

And on paragraph 33, at the end I would add "to maintenance of the zip lines and roads." That's all. That's all on that one.

On the other order – are we doing them both?

CHAIR GONZALES: Let's do the first one first. Any other comments or questions on the first on? On the Glorieta?

MEMBER MARTIN: Mr. Chair, I move the order for Case #VAR 17-5190, Glorieta 2.0 Variances, for approval.

CHAIR GONZALES: Do we have a second?

MEMBER KATZ: Second.

CHAIR GONZALES: As amended?

MEMBER MARTIN: Yes.

**The motion passed by unanimous [7-0] voice vote.**

**B. CASE # SCSD 17-5330 Pilot Travel Center, LLC Conceptual Plan.**

Exit 278, LLC/Pilot Flying J Travel Centers, LLC, Applicants, James W. Siebert and Associates, Inc., Agent, Requested Approval of a Conceptual Plan to Allow a Phased Development on a Twenty-Six-Acre Tract. A Minor Subdivision Will Be Requested to Create a 10+ Acre Parcel For the Pilot Flying J Travel Center Development. Each Phase Within the Minor Subdivision Will Be Subject to Stand-Alone Applications to Be Developed In Conformance With the Approved Conceptual Plan. the First Phase Will Consist of a 10+ Acre Parcel For the Pilot Flying J Travel Center Development and Approval of the Uses For the Pilot Flying J Development Which Will Consist of a 13,600 Square Foot Structure Housing Restaurants, Convenience Store, Restrooms and Other Amenities to Serve as a Travel Center/Truck Stop Type of Facility. The Site is

Within the Planned Development District Santa Fe Community College District (CCD), Employment Center (CCD-EC). The Site is Located at the Intersection of NM Highway 14 and I-25 Within T16N, R8E, Section 24, SDA-1 (Commission District 5) Jose E. Larrañaga, Case Manager  
**(Denied by a Unanimous 7-0 Voice Vote.)**

CHAIR GONZALES: Do we have discussion?

MEMBER KATZ: Mr. Chair.

CHAIR GONZALES: Mr. Katz.

MEMBER KATZ: On paragraph 43, I don't know how you feel about including several words. It talks about the businesses along I-25 that the applicant had pointed out, which include a large – and I had thought to add “unsightly contractor’s yard...” And then the “auto body and paint shop” and added “with noise and odor impacts...” and then in front of the PNM facility I had put in “non-scenic.” I think that they were being shown to us because those were characteristics of them, so I thought that it would be fitting to have that there, but I don't know how you all feel about that.

CHAIR GONZALES: Any discussion?

MEMBER MARTIN: I think the additions offer more clarification to the order. I would support the change, the addition.

CHAIR GONZALES: Any other discussion? I'm okay with it.

MEMBER KATZ: I would move to add those to it, or move to approve the order with those changes.

MEMBER MARTIN: Second.

CHAIR GONZALES: Okay.

**The motion passed by unanimous [7-0] voice vote.**

**VII. A. Petitions from the Floor**

None were offered.

**B. Communications from the Commission Members**

None were presented.

**C. Communications from the Attorney**

None were presented.

**D. Matters from Land Use Staff**

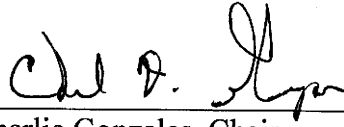
None were presented

**E. Next Planning Commission Meeting: May 17, 2018**

G. Adjournment

Upon motion by Member Martin and second by Member Katz and with no further business to come before this Commission, Chair Gonzales declared this meeting adjourned at approximately 4:15 p.m.

Approved by:

  
Charlie Gonzales, Chair  
Planning Commission

ATTEST TO:

  
GERALDINE SALAZAR  
SANTA FE COUNTY CLERK



Submitted by:

  
Debbie Doyle, Wordswork

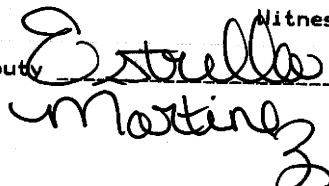
SFC CLERK RECORDED 05/18/2018

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

PLANNING COMMISSION MI  
PAGES: 5

I Hereby Certify That This Instrument Was Filed for  
Record On The 18TH Day Of May, 2018 at 08:41:36 AM  
And Was Duly Recorded as Instrument # 1857861  
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office  
Geraldine Salazar  
Deputy  County Clerk, Santa Fe, NM