

MINUTES OF THE
SANTA FE COUNTY
PLANNING COMMISSION

Santa Fe, New Mexico

February 15, 2018

I. This meeting of the Santa Fe County Planning Commission called to order by Filandro Anaya, on the above-cited date at approximately 4:00 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:

Filandro Anaya
Charlie Gonzales
Rena Gray
Frank Katz
Leroy Lopez
Susan Martin
Steve Shepherd

Member(s) Excused:

None

Staff Present:

Vicki Lucero, Building & Services Manager
Paul Kavanaugh, Building & Services Supervisor
Tony Flores, Deputy County Manager
Jose Larrañaga, Development Review Specialist
Rachel Brown, Deputy County Attorney
Cristella Valdez, Assistant County Attorney
Jaome Blay, Fire Marshal

IV. Election of Chair and Vice Chair

CHAIR ANAYA: So do we have anyone wishing to make a motion?

MEMBER MARTIN: Mr. Chair.

CHAIR ANAYA: Ms. Martin.

SFC CLERK RECORDED 03/19/2018

MEMBER MARTIN: I wish to make a motion to nominate Charlie Gonzales, Member, as the Chair. The County Commission regularly rotates the Chair and Charlie has distinguished credentials in terms of land use issues in multiple jurisdictions.

CHAIR ANAYA: We have a motion for Mr. Charlie Gonzales to be Chair. Do we have a second?

MEMBER LOPEZ: I'll second.

CHAIR ANAYA: We have a first and a second.

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

CHAIR ANAYA: Mr. Gonzales, you now have the floor.

[Member Gonzales took over the duties of the Chair.]

CHAIR GONZALES: To continue the election I'd like to call out any nominations for Vice Chair.

MEMBER MARTIN: Mr. Chair, I'd like to nominate Frank Katz for Vice Chair. He has distinguished credentials, both in administrative issues and land use and land use planning.

MEMBER ANAYA: Second.

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

V. Approval of Agenda

VICKI LUCERO (Building & Development Services Supervisor): Mr. Chair, there are no amendments to the agenda. However, I did want to point out there's item number IX. towards the end of the agenda. That is listed there to allow you to go into executive session to deliberate over any of the cases that are on the agenda. It's listed at the end, however, you could have it at any time in conjunction with one of the land use items that is on the agenda.

CHAIR GONZALES: Thank you, Vicki.

MEMBER KATZ: I would move to approve the agenda.

MEMBER ANAYA: I have an amendment. Mr. Chair, I would also like to make an amendment to the agenda to move item X. B., which would be Communications from the Commissioners to item A under Agenda please.

MEMBER KATZ: Okay, now I'll move to approve the agenda as amended.

MEMBER ANAYA: Thank you, Frank.

MEMBER MARTIN: Second.

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

X. B. Communications from the Commission Members

MEMBER ANAYA: Mr. Chair, I'd like to make some comments please on this item. First thing I'd like to say is thank you all for letting me serve as the Chair of the Commission. It's been an honor and privilege and I learned a lot and it's been great to work with a lot of people here from Santa Fe and I will continue to stay on the board as long as they let me, and I have other plans down the road which I can't mention down the road which I can't mention right, but along those lines, again, just thank you.

But I really wanted to say tonight was that I would like to take a moment of silence tonight for the people that have been brutally murdered in Florida and also for the victim that was killed in Edgewood, for a senseless shooting at Smith's. I knew that gentlemen for 17 years, 16 years every day, stopped in there to get gas. Quiet, lovable individual. Just alongside with all the people in Florida, which is senseless. These things are beginning to be senseless. And I pray that America comes together some day soon. We need it. We need it bad.

So if you would please for a moment. Thank you, Mr. Chair.

CHAIR GONZALES: Thank you there, Mr. Anaya.

VI. Approval Of Minutes: December 21, 2017

Member Martin moved to approve the December minutes as submitted. Member Katz seconded.

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

VII. Consent Calendar: 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 Feet 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**

Member Katz moved to approve the final order and Member Martin seconded.

The motion passed by unanimous [6-0] voice vote with Member Shepherd abstaining.

- 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 percent 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 percent for Every One Hundred (100) Linear Feet 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

Member Martin moved to approve. Member Katz seconded.

The motion passed by unanimous [6-0] voice vote with Member Shepherd abstaining.

VIII. **NEW BUSINESS**

- A. **CASE # V17-5350 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)

MS. LUCERO: On January 11, 2018 the Application was presented to the Hearing Officer. The Hearing Officer supported the application based on the evidence and testimony presented at the public hearing. The Hearing Officer finds there is sufficient evidence of extraordinary and exceptional conditions of the property that would result in undue hardship to the Applicant from the strict application of the Code and that the Applicant has met the variance criteria of the SLDC. Therefore, the Hearing Officer recommended approval of the requested variance.

On October 25, 2017, the Applicant submitted an application for a Site Development Plan and under a separate application submitted a request for 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 SLDC to allow one access point rather than the required two minimum access points for non-residential development exceeding 25,000 square feet.

Chapter 7, Section 7.11.11.3, Access to Subdivisions, Non-Residential Development and Multi-Family Development states major subdivisions of 31 lots or more, those with 31 or more development units, or those non-residential developments consisting of 25,000 square feet or more, shall provide access to an existing County road, highway, state highway or federal highway and shall provide a minimum of two access points to the referenced roadway. Such development shall also provide for connections to roads and highways identified on the official map.

The property at 424 NM 599 Frontage Road, consists of 38.856 acres that lies within the Public Institutional zoning district within the Airport Noise Zone. The property is leased by the State of New Mexico to Santa Fe County, which is occupied and operated by the operations of the County Public Works Department. The property is accessed off NM 599 Frontage Road which is surrounded by primarily State-owned properties and privately owned and operated commercial, light and heavy industrial uses. The Santa Fe County Public Works Facility consists of 49,825 square feet. The Site Development Plan request is to approve a 5,434 square foot property control building and a 4,800 square foot vehicle shelter to the existing 49,825 square feet, which will bring the total to 60,060 square feet.

The applicant has address the variance criteria as stated in the staff report and staff has also provided responses to the applicant's criteria.

Recommendation: The Applicant addressed the variance review criteria. Staff recommends approval of a variance of Chapter 7, Section 7.11.11.3.2, Access to Subdivisions, Non-Residential Development and Multi-Family Development of Ordinance No. 2016-9, the SLDC, to allow one access point rather than the required two minimum access points for non-residential development exceeding 25,000 square feet. A single access point can be considered a minimal easing of the code due to the existing topography of the site, and the fact that the Fire Department confirms there is no safety issue and fire protection measures are in place.

This matter went before the Hearing Officer for a hearing on January 11, 2018. The Hearing Officer supported the application based on the evidence and testimony presented at the public hearing. The Hearing Officer finds there is sufficient evidence of extraordinary and exceptional conditions of the property that would result in undue hardship to the Applicant from the strict application of the Code and that the Applicant has met the variance criteria of the SLDC. Therefore, the Hearing Officer recommended approval of 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 SLDC to allow one access point rather than the required two minimum access points for non-residential development exceeding 25,000 square feet.

If the decision of the Planning Commission is to approve the application, staff recommends that the Planning Commission make its own findings of fact and conclusions of law, including findings of fact and conclusions of law to support each of the three variance criteria in Chapter 4, Section 4.9.7.4 of the SLDC.

Thank you, Mr. Chair. I stand for questions and the applicants are here also to present the request.

CHAIR GONZALES: Thank you, Vicki. Any questions of the staff? Okay, we're ready for the applicant. Please come forward. Hey, Allan.

ALLAN BAER: Thank you. The staff covered the situation very well, You'll note the complex on 599. The complex for the County Public Works is located on 599. It was built with a single access point. It's virtually divided highway going from the frontage road into the site. It passes through several – vehicles entering the site pass through two control points which are there for security. The public parks in the first parking lot. The staff goes through to the second parking lot and then trucks and service vehicles go through the second gate into the back half of the complex. You can see the yellow squares on the site photograph. The smaller one is the building that's being proposed as an addition that property control will occupy, 5,400 square feet, and the longer ones are vehicle shelters, simply big carports.

The existing entrance, the difficulties with the site are the site was originally excavated for building materials, then it was taken over for the construction of the complex back in the early 2000s. It's cut in to the grade some 30 feet at the back and 18 feet on the side. The original entrance was placed in the center of the lot making a second entrance difficult for our point of view. We can get in here but we have a severe grade drop to go into the site, and it would compromise the security of the complex.

This is virtually a divided highway. It's 40-feet wide so it exceeds the minimum – it's basically two entrances in one location. If there are any questions I'll be happy to answer them.

MEMBER ANAYA: Mr. Chair.

CHAIR GONZALES: Mr. Anaya.

MEMBER ANAYA: Allan, I have just one question on this. What are you expecting – what's the number of vehicles in and out of the facility?

MR. BAER: It's about 16 – I forget the exact number, but it's about 16 in the morning. Public Works, property control personnel come in to get their assignments if they're changing assignments, if they're not on a continuing job location. Then they'll come back at night, drop off the vehicle that they've taken and go back out.

MEMBER ANAYA: Thank you, sir.

MR. BAER: There are four or five people who work there all day.

CHAIR GONZALES: Okay. Any other questions? No. This is a public hearing. Do we have anybody from the public that wants to speak on this? Nobody? Okay. Being that there is nobody willing to speak right now we're going to close the hearing. And do we have a – what's the pleasure of the Commission?

MEMBER ANAYA: Mr. Chair.

CHAIR GONZALES: Mr. Anaya.

MEMBER ANAYA: I'd like to make a motion please, and that is that we approve Case #V 17-5350, Santa Fe County Public Works variance.

MEMBER MARTIN: Second.

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

MEMBER ANAYA: Mr. Chair.

CHAIR GONZALES: Mr. Anaya.

MEMBER ANAYA: I have a question for staff on another issue concerning these. At what point do we change V 17 to V 18?

MS. LUCERO: Mr. Chair, Member Anaya, these cases were ones that were submitted in 2017 but they're just working their way through the process. But anything that's been submitted starting January 1st will have the 18 numbers.

MEMBER ANAYA: Okay. Thank you.

CHAIR GONZALES: Anything else?

- VIII. B. **Case # VAR 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 percent or greater); Section 7.17.10.4.1 (Roads and driveways shall not be designed or constructed on slopes over 25 percent); 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 percent); 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 percent 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)
[Exhibit 1: Communication from the Hearing Officer; Exhibit 2: Letters of Support; Exhibit 3: Letter in Opposition; Exhibit 4: Applicant's Area Map; Exhibit 5: Applicant's Support Material]

CHAIR GONZALES: I'm going to have to recuse myself from this case because I do work for the civil engineer, so I'm going to turn it over to the new Vice Chair, Mr. Frank Katz. Thank you very much.

MEMBER KATZ: Good evening. Can we have our staff report on this case please?

JOSE LARRAÑAGA (Case Manager): Thank you, Mr. Chair. Mr. Chair, at the beginning of the report there is a little bit on the history and the current status of that site. Also there's some handouts. The one that's stapled together are letters that we received after the packet was ready to deliver and get out to you folks, and then we have a letter from Hearing Officer Long in regards to some of the statements that were made and it would be Exhibit 18. On the top of that Exhibit 18 is response from Hearing Officer Long on those comments and also there is a letter that we received just today against this project. Mr. Chair, I'll continue with the summary.

On January 4, 2018, this request was presented to the Sustainable Land Development Hearing Officer. The Hearing Officer memorialized findings of fact and conclusions of law in a written order on this request. The Hearing Officer, based on the evidence presented recommended approval of the seven requested variances. The written order and the minutes of the January 4th, hearing are attached as Exhibit 22 & 23.

On June 19, 2017, the applicant submitted a site development plan and under a separate application submitted a request for four variances of the SLDC. Those are variances of Table 7-13: Rural Road Classification and Design standards, Section 7.17.9.2.3, No structure may be constructed on a natural slope of 30 percent or greater, Section 7.17.9.2.7, No significant tree may be removed from slopes greater than 30 percent, and Table 8-17, Dimensional Standards. Both applications were deemed incomplete by Building and Development Staff on July 7, 2017 due to deficiencies with the submittals.

On August 7, 2017, the applicant re-submitted the site development plan addressing BDS comments and under a separate application re-submitted a request for seven variances of the SLDC which include the following: Table 7-13: Rural Road Classification and Design Standards; Section 7.17.9.2.3, No structure may be constructed on a natural slope of 30 percent or greater; Section 7.17.10, Development at or over 7,400 feet; Section 7.17.10.4.1, Roads and driveways shall not be designed or constructed on slopes over 25 percent; 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 percent; Table 8-17, Dimensional Standards-Public/Institutional; and Section 7.17.9.3.1, Steep Slopes, Ridgetops, Ridgelines and Shoulders: Height for Structures on slopes of 15 percent or greater.

On November 15, 2017, a facilitated public meeting was conducted at the Pecos Independent School District Boardroom. Facilitation was recommended by the Administrator as per Section 4.4.8.3, which states, "in general, any application which presents controversy, in which residents have questions or concerns, or that the applicant feels is appropriate for facilitation, may be referred to facilitation." The November 15, 2017, facilitation addressed changes made to the facility and concerns of neighbors. The facilitator emailed and sent out letters notifying interested individuals and adjacent landowners of the meeting. The letters were sent out on November 9, 2017, and due to the holiday were not processed by the Post Office and delivered until November 14, 2017, one day before the meeting date. Several individuals have expressed their concerns on the short notice. On November 6, 2017, staff forwarded the facilitation meeting notification via email, to Mr. Adney so that he could forward to other individuals that would want to attend the meeting.

The applicant states in the site development plan application the following: The property has been historically used as a religious retreat center since the 1950s. In 2013, Glorieta 2.0 purchased the property. Since that time, select recreational amenities have been expanded, necessary repairs made to existing structures, and several buildings have been remodeled. The attached spreadsheet details the property improvements that are part of this site development plan application as depicted in the submittal plans, which includes building remodels, new recreational uses and structures, parking areas, and trails. All new improvements comply with the Sustainable Design Standards of the SLDC, except for those elements requiring a variance. Variance requests are submitted with this application under separate cover. The project incorporates the following uses that are identified as permissible in the Public/Institutional zoning district: 1) Retreats – professional, educational, health-related and religious meetings, conferences or seminars, including meals, overnight accommodations, and recreation for participants and related activities; Camps, camping and related activities; religious assembly and churches;

conferences; child and youth services; active leisure sports and related activities, swimming and water sports and related activities; active open space and related activities; athletic fields, passive open space, and conservation areas; fitness, recreational sports, and related gym facilities ; covered or partially covered atriums and enclosures; performing arts; amphitheater; community meeting spaces, assembly; exhibition, convention or conference structures; residential single family, single-family attached, multifamily dwellings and residential accessory dwellings for staff and guests; temporary structures, tents, etc. for shelter; grazing and ranching of livestock ; continuation of ground leases for existing residential structures leased to constituents of the organization and/or Glorieta 2.0's predecessor.

The site development plan for a retreat facility as submitted by the applicant is being evaluated administratively under a separate application as authorized by the SLDC, and the Planning Commission will not be taking action on this request and this issue is not currently before the Planning Commission. The site development plan application is for a retreat facility to be utilized as it has historically been utilized, which includes the existing legal non-conforming ancillary uses and the proposed ancillary uses. At the January 4th Hearing Officer meeting, there was testimony that the facility is open to the public. As part of the site development plan review, the Administrator is evaluating whether the proposed uses are allowed if they are utilized by the general public and not as part of the retreat program. Therefore, any public testimony pertaining to the variance requests, which, states or implies that the facility is open to the public may not be relevant to support the request for the variances.

The uses listed above inclusive of public or community outdoor recreation facilities are allowed as ancillary uses as a retreat use within a Public Institutional Zoning District as per Appendix B, Use Table of the SLDC. The use as public or community outdoor recreation facility is an allowed use within the Rural Zoning District as per Appendix B, Use Table of the SLDC. The use of the structures, trails, and roads requiring variances are an allowed use within the respective zoning districts as a retreat use. The construction of the structures, trails, and roads requiring a variance on this site require a development permit prior to construction. The SLDC requires a site development plan/development permit for the following activities: for construction or renovation of, or an addition to any structure; for construction or reconstruction of a road or driveway pursuant to Chapter 7; and for grading of a site prior to issuance of another development permit pursuant to Chapter 7.

The applicant is requesting the variances stated in the caption above to proceed with approval of the site development plan/development permit to allow the permitting of the structures/roads/trails and the use of the structures/roads/trails as a retreat facility. The approved development permit for the structures will then be subject to review by the New Mexico Construction Industries Division for structural soundness and compliance with the International Building Code.

Appendix A, Rules of Interpretation, Definitions and Acronyms of the SLDC defines retreat as a facility or property used for professional, educational or religious conclaves, meetings, conferences, or seminars and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. A retreat may not be utilized by the general public for meals or overnight accommodations.

As part of the application, the applicant submitted an Environmental Impact Analysis to support their applications, which listed several mitigation measures recommended to address the disturbed and developed areas. The EIR did not address the impact of disturbance or of the actual placement of the structures and only addressed the ongoing impact. Chapter 6, Section 6.3.6 of the SLDC states that the EIR shall limit its examination to changes in the existing physical conditions in the affected areas as they exist at the time the EIR is commenced. In this case, the EIR commenced after the disturbance and development had already occurred. An EIR is required prior to any development or disturbance of a site in order to evaluate pre-existing conditions. In this instance, the EIR failed to evaluate the impact of development of vacant, undisturbed land and therefore, sufficient information has not been provided to support the variances requested.

Section 4.9.7.4 states, a variance may be granted only by a majority of all the members of the Planning Commission based upon the following criteria: 1) where the request is not contrary to the public interest; 2) where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner; and 3) so that the spirit of the SLDC is observed and substantial justice is done.

Mr. Chair, the applicant has addressed the variance criteria and staff has responded as contained in the record.

Recommendation: The Environmental Impact Report, submitted by the applicant, did not address the impact of disturbance or of the actual placement of the structures and only addressed the ongoing impact. The EIR commenced after the disturbance and development had already occurred. The EIR failed to evaluate the impact of development of vacant, undisturbed land and therefore, sufficient information has not been provided to support the variances requested.

Recommendation on Variance 1: Variance from SLDC Table 7-13: Rural Road

Classification and Design Standards: Hagen Creek Road and the new Zip Tour Road are classified as a local roadway per Table 7-13. Local roadway standards call for two driving lanes with a minimum width of 10 feet, a maximum grade of 10 percent, and 3-inch basecourse. The applicant proposes that the existing Hagen Creek Road and Zip Tour Road will be improved to a 15-foot width with a maximum grade of 15 percent, or improved to a 20-foot width with a maximum grade of 18 percent. The improvements proposed by the applicant will not bring the roads into compliance with the SLDC road standards. The new Zip Tour Road was built to access the Zip Tour facilities/structures. Neither the Zip Tour Road nor the Zip Tour structures were permitted by Santa Fe County.

The Hagen Creek Road was built by the US Forest Service in the 1930s for access to the Santa Fe National Forest. Staff recommends denial of the request for the variance of the Hagen Creek Road and that the Hagen Creek Road be utilized for access to the Santa Fe National Forest as it has historically been used, with consultation from the Santa Fe County Fire Marshal. The Hagen Creek Road shall not be utilized to access any unpermitted development on the site.

Staff recommends denial of the request for a variance of SLDC Table 7-13: Rural Road Classification and Design Standards for the Zip Tour Road. Staff finds that the Zip

Tour Road was constructed without a development permit for the purpose of accessing the Zip Tour which was constructed without a Development Permit; erosion and drainage issues were not engineered and implemented in the construction; and the Zip Tour Road can be re-vegetated and re-contoured to its original state.

Variance 2: Variance from SLDC Section 7.17.9.2.3: No structure may be constructed on a natural slope of 30 percent or greater: This section applies to development of any structure on a slope whose grade exceeds 15 percent; areas where slope exceeds 30 percent; and to a ridge, ridgetop, ridgeline, or shoulder. The applicant has disturbed 211,583 square feet of 30 percent slope to construct the Zip Tour Road, Challenge Treehouse, Overnight Treehouse, Mudpit Platform, Green Trail Bridge 1, Green Trail Bridge 2, Reclamation Area, Zip Tour Platform, Oklahoma parking, trails, Hagen Creek Road, and Bike Terrain Park. The above-mentioned structures, roads, Bike Park and trails were constructed without development permits.

Staff recommends denial of the request for a variance of the SLDC Section 7.17.9.2.3. Staff finds that: the structures, roads, Bike Park and trails constructed on a natural slope of 30 percent or greater were constructed, without a development permit; the trail and roads were not reviewed by staff for grade, proper drainage and erosion control management prior to construction; the structures were not reviewed for code compliance and structural soundness; and the structures, roads, bike park and trails can be dismantled and/or reclaimed to restore the site to its original state.

Variance 3: Variance from SLDC Section 7.17.10.4.1: Roads and driveways shall not be designed or constructed on slopes over 25 percent: The applicant proposes that the existing Hagen Creek Road and Zip Tour Road will be improved to a 15-foot width with a maximum grade of 15 percent, or improved to a 20-foot width with a maximum grade of 18 percent. Making these adjustments to the width and grades as proposed will not bring the roads to compliance with the SLDC criteria. The Hagen Creek Road was built by the US Forest Service in the 1930's for access to the Santa Fe National Forest. The new Zip Tour Road was built to access the Zip Tour. Neither the Zip Tour Road nor the Zip Tour structures were permitted by Santa Fe County.

The Hagen Creek Road was built by the US Forest Service in the 1930s for access to the Santa Fe National Forest. Staff recommends denial of the request for the variance of the Hagen Creek Road and that the Hagen Creek Road be utilized for access to the Santa Fe National Forest as it has historically been used, with consultation from the Santa Fe County Fire Marshal. The Hagen Creek Road shall not be utilized to access any unpermitted development on the site.

Staff recommends denial of the request for a variance of Section 7.17.10.4.1 for the Zip Tour Road. Staff finds that the: Zip Tour Road was constructed without a development permit for the purpose of accessing the Zip Tour which was constructed without a development permit; erosion and drainage issues were not engineered and implemented in the construction; and the Zip Tour Road can be re-vegetated and contoured to its original state.

Variance 4: Variance from SLDC Section 7.17.10.3.1: Disturbed area on any lot shall not exceed 12,000 square feet: There are nine improvements that have disturbed slopes of over 25 percent which total 195,191 square feet of disturbance. The majority of the disturbance is the Zip Tour Road and Hagen Creek Road. The majority of the property is at or above 7,400 feet; future development and improvements would be

subject to compliance with Section 7.17.10. The applicant disturbed these areas to develop the site without development permits. Staff may consider supporting a request for a variance of Section 7.17.10.3.1 if the proposed disturbed site was on buildable area due to size of the property and the fact that the majority of the property is at or above 7,400 feet.

Staff recommends denial of the request for a variance of Section 7.17.10.3.1 to allow an already disturbed area of 195,191 square feet for the unpermitted development of structures and roads. Staff finds that the: roads and structures were constructed without a development permit; the Zip Tour Road can be revegetated and contoured to its original state; and the structures can be dismantled and the site can be reclaimed/restored to its original state.

Variance 5: Variance from SLDC Section 7.17.9.2.7: No significant tree may be removed from slopes greater than 30 percent: 101 significant trees were removed on 30 percent slopes for the purpose of the construction of and use of a zip line. The definition of a significant tree is “an existing native trunk-type tree in good health and form which is eight inches or more in diameter as measured 4½ feet above natural grade; any existing native bush-form or character tree which is eight feet high and has a spread of eight feet.” Soil studies on the site submitted by the applicant indicate that the thin soils overlying sandstone and shale bedrock, with thin sediment cover, mantles stable to slowly eroding hillslopes. The significant trees that were cut down had a major role in prolonging soil erosion and soil stability within the hill slopes. The EIR failed to evaluate the impact of the development on the land as it existed prior to disturbance and development. Therefore, sufficient information has not been provided to support the variances requested.

Staff recommends denial of the request for a variance of Section 7.17.9.2.7. Staff finds that: strict compliance of Section 7.17.9.2.7 would not allow the zip lines to be located where they currently are; the action taken by the applicant by cutting these trees for the purpose of the construction and use of a zip line is irreversible; although the significant trees cannot be replaced, the applicant can revegetate the site and initiate the process of restoring the site to its original state.

Variance 6: Variance from SLDC Table 8-17, Dimensional Standards – Public/Institutional: The maximum allowable height for a structure in the PI zoning district is 48 feet. The Holcomb Flyline zip line structure is located on top of a roof section of the Holcomb Building. The top of the platform structure is approximately 75 feet above natural grade at the highest point.

Staff recommends denial of the request for a variance of Table 8-17, to allow the Holcomb Flyline zip line structure to exceed the maximum height of 48 feet. Staff finds that: the structure was constructed without Santa Fe County approval; this structure is visible from the Highway, from the entrance of the site and is the focal point of the Glorieta 2.0 Campus; it is unknown if the Flyline structure is structurally sound and if the non-conforming Holcomb Building can structurally support the Flyline structure.

Variance 7: Variance from SLDC Section 7.17.9.3.1: Steep Slopes, Ridgetops, Ridgelines and Shoulders. Heights for Structures on slopes of 15 percent or greater: The following structures were constructed on slopes of 15 percent or greater: Challenge Treehouse 35'-0"; Overnight Treehouse 26'-2"; Tree Rappel Structure 50'-0"; Zip Tour Platforms, Platform # 3 28'-11", Platform # 4 29'-11", and Platform # 5 29'-11".

Section 7.17.9.3.1 states, "the height of any structure located on land that has a natural slope of 15 percent or greater shall not exceed 18 feet." Staff finds that the: structures built on slopes of 15 percent or greater were not permitted by Santa Fe County; the applicant has not provided evidence that structures built on mature significant trees are affecting the tree itself; and that these structures are not visible from the Highway, adjoining properties, or from the main Glorieta 2.0 Campus.

Staff supports the request for a variance of Section 7.17.9.3.1 to allow the height of these structures to exceed 18 feet in height, due to the fact that the structures are not visible from the Highway, adjoining properties, or from the main Glorieta 2.0 Campus. Staff does not support the disturbance of natural slope of 30 percent to allow the placement of these structures.

If the decision of the Planning Commission is to grant approval of any of the variances, staff may recommend additional conditions at the time of the meeting including that the Land Use Administrator retain authority to determine whether any revisions need to be made to the location of or other aspects of the development.

The Administrator may also impose additional conditions on the site development plan application, including but not limited to compliance with the mitigation measures as stated in the EIR. Mr. Chair, I stand for any questions.

MEMBER KATZ: Thank you. Commission, do any members have questions for staff? I do have a question, and maybe you can explain to us the significance of whether this property will be open to the public or just used as a retreat and how that all figures in. I gather that as part of the site development plan they are requesting that it be used for the public but somehow that's not before us tonight? Can that be explicated please?

MS. LUCERO: Mr. Chair, the subject of the use is not part of the application before the Planning Commission tonight. That will be evaluated separately by the Land Use Administrator as part of the site development plan. So the Planning Commission is only hearing and acting upon the variances that are requested.

MEMBER KATZ: So whether or not it's used by the public these variances would be necessary. Is that correct?

MS. LUCERO: Mr. Chair, the variances are necessary regardless of who the facility is used by. So the Planning Commission will just be acting on the variances to slope disturbance, height, and those listed in the application. The uses will be evaluated separately by the administrator under the site development plan application.

MEMBER KATZ: That will come later.

MS. LUCERO: Correct. Yes. And that will be an administrative approval.

MEMBER KATZ: Thank you. Okay, this is a public hearing and I've noticed there are a lot of you out there. I hope you don't all want to talk, but as many of you who do want to talk we welcome that. And it might help us – I'm sorry. I'm way ahead of myself, aren't I? Oh, dear. It's been a while since I've been Chair. First we let the applicant talk and then we'll get to the rest of you. Okay, would the applicant come forward please?

[Those among the applicant's team wishing to speak were placed under oath.]

[Duly sworn, Colleen Gavin testified as follows:]

COLLEEN GAVIN: Good afternoon, Vice Chair Katz, board members, thank you very much for this opportunity to bring forth our application for seven

variances for the Glorieta Camp's property in Glorieta. Hillary is handing out a site plan for some context as well as a booklet that will help us run through all of these variances. From Jose's very long staff report you can tell that these are not simple. There's a lot of them, so we wanted to very clearly explain, identify, give you some graphics, help you understand what we are requesting this afternoon. Colleen Gavin and I am under oath.

So first of all –

MEMBER ANAYA: Mr. Chair. I'm sorry. Just one question for the Chair please, or staff, I guess. Are we going to be voting on each individual variance?

MS. LUCERO: Mr. Chair, Commission member Anaya, yes, you will need to make a decision on each variance.

MEMBER ANAYA: Okay. Thank you. Just wanted to make sure. Sorry about that.

MS. GAVIN: That's okay. So if you open up your book, first of all, I just wanted to give you guys an aerial of the property. The Glorieta Camp's property is 2,207.449 acres. Approximately 280.5 acres are developed on this property. That includes built structures, built roads, parking, walkways, recreational amenities, so the entire property is basically we have a 12.5 percent lot coverage on this over 2,000-acre property. As Jose mentioned, this property is the – the campus itself is basically in the public institutional zone and then as you basically as the terrain rises up to the north and the east, that is rural.

If you go to the next exhibit, that is again a site plan and again, just illustrating where - what I tend to call kind of the campus. The campus central with the built developments and then you can see the designated open spaces.

Before I get into our variance request I want to just let Jeff Ward, who is the CFO for Glorieta Camps, I'd like for him to just get up for a moment and just explain the mission and the purpose of Glorieta Camps and how they ended up at this property when they bought it in 2013 from Lifeway.

[Duly sworn, Jeff Ward, testified as follows]

JEFF WARD: Thank you, Vice Chairman Katz and Planning Commission. My name is Jeff Ward. I'm the CFO for Glorieta Camps and I wanted to give you a little bit of background. As you heard, our organization bought the property in 2013. We bought it from Lifeway Christian Resources who used the property to run a Christian camp, conference center and retreat center. They did that for over 60 years and during that time at one point it was considered the number two tourist destination in the state by number of annual guest nights. But in the past 20 years it had fallen into decline. In fact our predecessor said they lost money 24 out of 25 years. And they quit investing in the property. The property went into decline and it's estimated that there's somewhere between ten and twenty million dollars of deferred maintenance because they quit investing in the property.

When we bought the property we did it with the vision of continuing the same historic use which at first required that we added activities to get people to come back to the property. As we were adding activities we were very intentional in making sure that we were doing it in a way that was safe, that was sustainable and was sensitive to the environment. We got excited about that and started going, not really understanding the local ordinances in the Land Development Code. In fact our leadership came from a

Texas camp in a rural area where they didn't have land development code and they didn't have these kind of requirements.

And once the County informed us that we needed to get drawings and permits we started the process of compliance and have been doing everything in our power to comply with the letter of the law since. In fact in February of last year when the County gave us notice we've prohibited use of all of the structures and improvements that were unpermitted.

So I want to give you a little bit of background about our organization so you can have some context for your consideration of our request for variances. Who we are – we're a Christian outdoor adventure camp. We're a non-profit, 501(c)(3) non-profit. We're primarily a youth service organization although we do retreats for adult groups as well and we host a family camp every summer, but we provide services to youth groups and schools and students, veterans groups, civic groups, government groups, men's groups, women's groups, church groups – just lots of groups and individuals.

And our mission in doing all of that is to inspire Christ-like change throughout outdoor adventure, authentic relationships and biblical truth. Ultimately, we're providing education and primarily religious education in what we do. And as we do that, we use outdoor adventure as an integral part of our mission. Our educational philosophy includes the idea of experiential education and challenge by choice. And when we train our staff we train them about comfort zones and stretch zones and panic zones, and we want to get people out of their comfort zone but not cause them to panic, because we know that when people get in that stretch zone that they're able to forge relational bonds quickly and they're more receptive to new things and new ideas. And we know that building new relationships and deepening others is beneficial to students opening up and discovering and learning.

Building these relationships between students and counselors and their teachers, it gives the counselors and teachers credibility with the students and openness and credibility maximize the impact of the Bible lessons that we're teaching on the life of the student. And often, when our staff are teaching Bible lessons they're looking back on the activities of the day as illustrations to enforce the truth of the lessons. These recreational activities give Glorieta staff counselors opportunities to build individual relationships with campers and guests and it helps on the one-on-one ministry.

These shared experiences that people have result in kids opening up and laughing together and it breaks down relational barriers, relationship barriers. For example if you have a counselor and a student and they've gotten covered in mud in the mud pit, that it results in laughter and stories, and more importantly, it breaks down barriers of trying to be cool or of hidden shame or of pain. And when those barriers come down it allows us to explore with the students about self-worth and self-identity and the meaning of life and how god's love might fit in the life of the camper.

One example of the type of activities we provide are zip lines, and when we use zip lines our staff debrief the zip line experience. They might discuss with the students their feelings of fear as they were stepping off of the zip line. The staff uses that as a metaphor for biblical teachings about stepping out in faith and entering into a relationship with god. Often, when we do these types of debriefings of activities, that's when the light goes on for the participants and that's when they really get what the speaker has been saying throughout the sessions that they're part of.

So to some people, these might seem like fun activities and amusements but to us they're strategic teaching tools. The Santa Fe County Tax Assessor's Office granted us a tax exemption for our entire property because it recognized that these challenge facilities – the trails, the zip lines, the treehouses, the campgrounds and the other facilities that we have are an integral part of our mission.

Because of the size of our property and the number of guests it takes to be sustainable on a property this large we need to have enough activities to get 1,500 to 1,800 participants through in an hour or two. Because we've added these activities it's attracted guests to come back to the property that had stopped coming for years. However, last year, in 2017, we had an annual decline in guests of 5,168. That's a 15 percent reduction from the 34,141 that we had in 2016. If we don't have adequate activities guests are going to attend other camps where they have these activities. In fact, this year many of our guest groups have demanded an assurance from us that we'll have these activities back before they'll agree to come back to our property.

So as an organization, our aim is to serve and to have a positive impact on the community, on this community and beyond and we need these variances to succeed in that and hope you'll see fit to grant our requests.

MS. GAVIN: Thank you, Jeff. Okay, so first of all I'd just like to again go back to the color-coded site plan that Hillary handed out. And I just want to identify just a few things on this. So first of all, as the legend shows, the blue is identifying new improvements, and those are the improvements that are contingent upon the variances that we are requesting today. Those new improvements equal three percent of all improvements on the property in square footage. The property currently has 12,218,111 square feet of improvements. Those improvements include buildings, roads, walkways, parking lots, recreational activities. The new improvements equal 369,282 square feet; that's three percent.

The requests that are before you – it's significant. Look at our book. However, in the overall picture of Glorieta Camps, the built improvements are not that huge. They are pertinent to, as Jeff very eloquently explained, they're very pertinent to their mission to the programs that they offer as a recreational religious retreat center. But I just wanted to kind of clarify the magnitude of these actual built improvements, because again, the property is so large, it's kind of getting it kind of all in scale and perspective.

And then the green, just to clarify, the green is where there's been some modifications in existing improvements that are before you as part of this variance request. So that is a – there's some additional, some new modifications inside some of the existing buildings.

So before we begin, I just wanted – the next sheet in your book is Section 4.9.7.1, which identifies the SLDC's purpose for a variance. And I think it's very important to keep this clear as we review all of these variance requests and evaluate our responses to the variance criteria. A variance is one that grants a landowner relief from certain standards in this code where due to extraordinary and exceptional situations and conditions of the property the strict application of the code would result in peculiar and exceptional practical difficulties. And these variances are limited to dimensional requirements and standards of the code.

The next section of your book is the final order issues by Nancy Long, the Hearing Officer from our Hearing on January 4th of this year. This final order was issued

on January 30th. In this final order Nancy finds that the applicant has provided sufficient evidence of extraordinary exceptional conditions. Word for word from the definition of the purpose of a variance, and she recommends approval of all seven variances.

Okay, so let's start with variance #1. Variance #1 is a variance for the rural road classification and design standards, Table 7-13 of the SLDC. If you go to the first two photographs in your book, these are actually photographs of the existing Hagen Creek Road, which is an existing road built by the Forest Service in the 1930s. It is utilized by the Forest Service as well as other private property owners to the north of the Glorieta Camp's property. And then the next road is the Zip Tour Road. That is the road that was constructed to access the zip tour structures that are kind of located up in the wooded areas above the central campus.

The next sheet is the plan and profile of the existing roads. This first plan is showing the Hagen Creek Road which is again, the existing road built by the Forest Service. It's been around for 90 years, and it identifies – yellow is the existing road. In green is identifying the proposed improvements that are part of our variance request in order to make the road satisfy the requests of the Santa Fe County Fire Marshal. I had five meetings with Santa Fe County Fire Marshal, two of them onsite driving the road, up and down, identifying where improvements need to be made, where Fire Marshal Blay felt that improvements were required in order to have emergency vehicles be able to pass each other, pull out, access the zip line structures and bring individuals down if necessary.

MEMBER KATZ: Let me ask a question right there.

MS. GAVIN: Yes.

MEMBER KATZ: A lot of what you're asking variances for are things that have already been done, but these improvements are additional improvements.

MS. GAVIN: Correct. Yes. I was going to clarify that. Thank you, Vice Chair. Yes. So you can go through and you can see the areas that are identified in green, so Hagen Creek Road is the second page. It terminates there where there's a hammerhead. If you go to the next plan and profile sheet – actually this is a bit out of order, but this is the new Zip Tour Road that was constructed four years ago again, accessing the zip structures and you can see the areas identified in green that were improvements that were requested by the Fire Marshal in order to make this road satisfy his access requirements.

As Jose stated, the roadway standards require that we have two ten-foot wide drive lanes. The existing road ranges between 12 and 15 feet in width currently. What you're seeing here is areas where we're widening the road to 15 feet. Where there is a pullout, which is where the road actually gets wider, the Fire Marshal has requested a 20-foot width and a 40-foot length, and he has identified that the grades can go up to 15 percent and then for the 15-foot wide road sections, and then where we have a 20-foot wide road section we can actually have the grades go up to 18 percent.

As you can see from the aerial images and the drawings that you've seen thus far, this area is incredibly mountainous. There are practical difficulties in building a road that complies with Table 7-13. If we were to go in and actually go in and design a road that complies with Table 7-13, the disturbance on this mountainside would be significant. And it would completely contradict with the intent of the SLDC and the Sustainable Growth Management Plan of minimizing disturbance, creating sustainable environments.

And if you have any – if there's any technical questions I'd be happy to have Oralynn Guerrerortiz with Design Enginuity, our civil engineer, and she can address those.

And just one thing, as far as again the scale of what has been disturbed and what we are proposing as far as improvements, the existing Zip Tour Road is just a little bit – is about 9,700 linear feet long. The new improvements that we're proposing are about 1,600 linear feet. The Hagen Creek Road, again, which is existing, has a linear length of 5,200 and change, and the new improvements are just over 1,300 linear feet. These improvements actually will make these roads safer, not only for emergency access but also for access into the national forest for providing sustainable practices – forest thinning, removal of dead vegetation.

In your packet there's also a letter of support from Southwest Forestry Services. They have been working with Glorieta Camps for years now removing vegetation that's creating fire hazards. They see these roads actually as fire breaks; they're beneficial in the fighting of a fire and in maintaining a safe rural environment where you're in steep terrain with heavily vegetated conditions and allowing access up into the national forest.

And I do just want to point out that not only did I have five meetings with the Santa Fe County Fire Marshal but the Santa Fe County Fire Marshall also issued a report in August of 2017 basically identifying again the 15-foot wide roads, the 20-foot by 40-foot passing lanes, and that the grades shall not exceed the maximum approved. I will testify that in my numerous meetings with Jaome Blay it was identified what the appropriate grades would be in order to access this higher terrain.

So I'm going to move to variance #2. Variance #2 is a variance from Section 7.17.9.2.3, that no structure may be constructed on natural slope of 30 percent or greater. So this variance is basically requiring that we have no disturbance on 30 percent. Obviously, because of the location of our property, the majority of our property is above 7,400 feet in elevation. We have extreme slopes, mountainous terrain and areas have been disturbed, but if you go to the next table it identifies what that – how that square footage is allocated. And you can see – here's a list and Jose did list these in his staff report. You can see that from the list the Zip Tour Road which we just discussed and the Hagen Creek Road, they consist of the majority of the 30 percent disturbances. Again, they are roads that are built, located in mountainous terrain. Because of the exceptional conditions of Glorieta Camps as a facility that provides recreational activities, the recreational activities that they provide require that they are located in mountainous terrain.

Of that disturbance, overall on the entire site, the 172,000 square feet of disturbance due to roads is only .18 percent of the disturbance on the entire property. And you can see the other structures – the challenge treehouse, the overnight treehouse, mud pit platform, both of the green trail bridges, the reclamation area, and the zip tour platforms, they consist of about 22,600 square feet. And then you can see there's some disturbances due to the trail locations.

So if you go through the next images, I would just like to show you graphically again, what these improvements look like. Again, you've seen the road, that is the Zip Tour Road. The next image you see is the challenge treehouse. As Jeff mentioned, these treehouses are placed in the wooded areas where we do have steep terrains and there's been some minor 30 percent disturbances for this structure. The next image you see is the overnight treehouse. Again, it's a structure that was located between two very tall trees and there's some disturbance there. The next image you see is the mud pit platform as

well as the mud pit. There's some minor 30 percent disturbances there. The next two images are the two green trail footbridges. Again, the footbridges are spanning drainage ways. So the banks of the drainage ways naturally are steep and there's some minor disturbances in constructing the actual footings for these structures.

The next item – actually I believe there's three photographic images here of the reclamation areas. These reclamation areas have been restored by order of the state and Santa Fe County to remove some debris that was being stored in these areas. These areas were reclaimed in the spring of 2017, reseeded, and as you can see – this picture was just taken a few days ago – the grass has taken, the areas have been restored. These areas were in this condition when the applicant purchased the property, and so the 30 percent disturbances actually were existing. Debris was removed, it was reclaimed reseeded, but there were 30 percent disturbances and therefore we are including it in our variance request.

The next image you see, this is an example of one of the zip line platforms. So these are the structures that are built up that allow the participants and camp-goers to access the zip lines coming down, and then there's landing platforms as well. There's another example of a taller zip tour platform.

The next image is Oklahoma parking and terrain park. This is an area that's been bladed out for an informal parking area for the buses that bring the camp groups in and these Glorieta Camps has plans to actually create a new terrain park in this area, and so this is why this is identified as 30 percent disturbances and part of our variance request.

The next image, item 67, are the trails. Again, this property is kind of a cobweb of trails going through the property. A lot of the trails are existing, and there are some new trails that were created and so they are part of our variance request. There's two images here, and then actually there's a plan of all the trails onsite. Again, the yellow are the existing trails, the historic trails. Those are allowed to be used currently, and then the network of green trails are the trails that are part of the variance request. Those are new improvements. And as far as extraordinary circumstances, extreme difficulties, trails, whether they're for hiking or biking, tend to be in steep terrain, therefore steep slopes are disturbed. And so here we've identified the trails that are part of our application.

The next item here is the Hagen Creek Road which we went over at some length, and then the last item on the 30 percent disturbance is the #71, which is the bike terrain park. Again, it's an area for biking to occur, mountain biking tends to be done on sloped areas, and so we do have some small areas of 30 percent disturbance in these areas. Are there any questions on variance #2?

MEMBER ANAYA: Mr. Chair.

MEMBER KATZ: Yes, Phil.

MEMBER ANAYA: First of all, I want to thank you for the book. It's a tremendous amount of work and I'm sure it cost quite a bit to do this, but it breaks down also the variances and stuff just like staff did for us. But in the book –

MEMBER KATZ: Phil, can you sort of maybe just focus on what she was talking about? This one variance? Because we'll be able to question here about the whole stuff afterwards. I'd like to let her get through the whole thing.

MEMBER ANAYA: Well, all right. I understand.

MEMBER KATZ: Why don't you continue, Colleen.

MS. GAVIN: Okay. And just kind of to close on variance #2 as far as 30 percent disturbances I just want to state that in the SLDC, Section 7.17, terrain management, it calls for protecting the natural character of the land, minimizing soil instability, protecting and retaining rugged and steep terrain, and encouraging minimum disturbance to the natural areas of a site. All of these improvements are existing. All of these improvements are stabilized. All of these improvements have been in place for three to four years. Staff's recommendation for denial of this variance is to remove everything and restore. To remove all of these structures and infrastructure improvements would be incredibly disturbing to the natural terrain and I feel that it is actually in conflict with Section 7.17.

Okay, so let's move on to variance #3, which is the variance for Section 7.17.10.4.1, which restricts development on slopes over 25 percent at elevations of 7,400 feet and above. I'd like to point out first that 98.65 percent of our property is at 7,400-foot elevation. So we have 1.35 percent of the property below 7,400-foot elevation. This is an existing property that's been in place. The Baptist camps began their development and their mission in the 1950s. Lifeway took it over. Glorieta Camps has now taken it over. This is an existing, a pre-existing non-conforming legal use. It's pre-existing. It's been there. They've been doing the same mission, the same program, for over 60 years.

I'd like for you to turn – and I apologize – I'm going to make you turn to another section for a graphic which I think will illustrate this best. If you turn to variance #4, there's a graphic here, it's a Santa Fe County map. You can turn to this real quick. And I apologize I didn't put it in variance #3. This is a map of Santa Fe County, the entire Santa Fe County. The areas identified in orange, bright orange, those are developable areas over 7,400 feet in elevation. You can see that the SLDC in adopting this provision did not contemplate a lot of development at above 7,400 feet, and that makes sense. However, we have a very unique, exceptional condition here in which an existing camp was built at over 7,400 feet.

If you go to the next exhibit in that same section, with the red area here, that red area is showing you the area of the Glorieta property that is below 7,400 feet. You can also see in this aerial where the main campus is. Restricting development to 25 percent grade and below is incredibly restrictive, especially for the existing program that's been going on on this property for decades.

So again, getting back to variance #3, the exhibits that are in this pochade section are identifying the – the variance pertains, again, to the two roads, the Hagen Creek Road and the Zip Tour Road. These plans identify – the hatched areas, you can see the areas for the slopes where we have the slopes of 25 percent and greater is in the second darkest pochade area and you can see that they're significant along both these roadways. Again, we are providing roads up steep terrain and 25 percent grades are being disturbed and we are requesting a variance on that because of the kind of practical difficulty of building a road up this terrain without having the 25 percent disturbances.

So now on to variance #4 from Section 7.17.10.3.1, that above 7,400 feet elevation disturbed area on any lot shall not exceed 12,000 square feet. This provision of the SLDC, it is my professional opinion was intended for residential development. This is a public institutionally zoned property, mainly, where the campus is. Acreage-wise, the majority of it is rural, but 12,000 square feet on a parcel that's over 2,000 acres is

incredibly restrictive, and it is a difficulty, it's an exceptional circumstance and a condition of the property.

From the cover sheet for variance #4, you can see that the total disturbance that we are asking for as part of the variance request is 4.48 acres. That's .2 percent of our property. That disturbance is not only for structures but also for roadways and then the requisite improvements for roadways. So cut slopes, fill slopes, drainage improvements – those sorts of amenities. And you can see that I've identified all of the items that are part of this variance request, Zip Tour Road, challenge treehouse, overnight treehouse, both footbridges, zip tour platforms, Oklahoma parking and terrain park, Hagen Creek Road and the bike terrain area. Once again, you can see that the majority of the disturbances here are part of the road improvements. In order to provide improvements for a retreat center that provides recreational, religious, outdoor programs and to be restricted to 12,000 square feet feels like an incredible hardship. And I just believe that the SLDC did not contemplate that. I don't think that in creating the SLDC I don't think anybody had zip line structures in mind.

But yet, this is a unique opportunity for Santa Fe County to have these amenities that obviously have been proven to be successful, economic – the economic impact of these we will address later but obviously, this is a benefit to Santa Fe County, to the local community of Glorieta and Pecos as well as Santa Fe.

Again, if you go to the next exhibit, we just looked at this. Again, it's just again reiterating – you can see where our site is. You can see the limited area that is over 7,400 feet in elevation and that this is a very unique condition. The majority of Santa Fe County does not have this limitation. And again, the next graphic, just identifying the limited area that's below 7,400 feet.

And then I just – I think you're starting to get familiar with these improvements, but there are photographs, again, of each of these improvements that are part of this variance request. I won't take the time to walk through them. You can flip through them if you'd like.

Okay. We're going to move on to variance request #5. This is a variance request for Section 7.17.9.2.7. No significant tree may be removed from slopes greater than 30 percent. In the construction of the zip tour structures, below the zip lines themselves trees were removed. 101 trees significant trees were removed. If you go to the next graphic you can see an aerial in the location of those zip lines where trees were removed. You can see how densely vegetated this area is. 101 trees sounds like a lot but you can see in the context of 2,227 acres it's pretty minor.

The next image is that actual photograph looking down a zip line structure. You can see where the trees have been removed, where the lines are overhead. Obviously, these trees had to be removed for the safety of the participant. May of the zip tour lines, the trees were actually maintained because the zip lines are that high. But this is an example of where the trees were removed. You can see how the existing ground vegetation was left in place. The trees were cut. The trunks remain. The trunks were not removed. There was not any ground disturbance around those trees and you can see how the area has started to revegetate itself since the construction.

The next image is again, this is our survey identifying the trees that were removed. This is zip line 4, the first image that you have coming down the hill. The next one shows three zip lines and the trees that were removed. Again, in order to provide the

outdoor challenge recreational activities that are part of Glorieta Camp's program, part of their mission. This removal of trees was necessary to provide a safe and stable environment for those zip line structures. The 101 trees were removed in a very sensitive manner to maintain the natural terrain, the natural vegetation, the natural wildlife, and to minimize any type of erosion.

I'm going to move on to variance #6, which is variance from Table 8-17, the dimensional standards for public institutional. This variance is in regards to the zip line structure that sits on top of the Holcomb building. For public institutional, as far as our zoning, our height limitation is 48 feet. The existing Holcomb building, which is the grand chapel that you can see from I-25. It's pre-existing. It actually – the roof of that building is at 89'2" in height. The steeple goes up to over 164 feet in height. This is a zip platform that is built on top of one of the lower roofs of this building. The height of it is 75 feet. It's lower than the existing building, the legal non-conforming existing building. It is lower. It is not intensifying this legal non-conformity and it is minimally visual. The visual impact is hard to see in my opinion.

You can see from this first image, this is basically a profile, a linear profile of the building. You can see the zip line structure to the right and as it goes off the end of the page. If you go to the next image, that's a straight on shot of the zip line structure. This is not part of our application here before you. However, as Jose mentioned, as part of our site development plan application which is being reviewed administratively we had to do a visual impact study and this zip line was a part of that visual impact study. And this is minimally visual from any public right-of-way. I just want to state that.

The next image again is just a little bit closer shot so you can kind of see the details of what this structure is and the variance that we're requesting. Again, it's a request for a height variance from 48 feet to 75 and again, the zip structure is lower than the building's roof as well as the adjacent steeple.

Variance #7. We're almost there. Variance #7 is from Section 7.17.9.3.1. Steep slopes, ridgetops, ridge lines and shoulders. Height for structures on slopes of 15 percent or greater. So basically, for any steep slopes, ridgetops, ridge lines and shoulders, there's a limitation on height of 18 feet where the slopes are greater than 15 percent. Where we have that occurring are at the two treehouses, the tree rappel structure, which you haven't seen, so I'll make sure we look at that photograph, and then three of the zip tour platforms.

All of these structures that exceed the 18-foot height limitation are in incredibly densely wooded terrain. They're activities that require steep terrain and elevation changes. In that type of terrain you're going to have development on areas over 15 percent and these improvements themselves lend themselves to a taller structure. To be limited to 18 feet is a practical difficulty. It's a unique situation. I don't know when the last time I heard somebody coming in for a variance on a treehouse or a zip tour structure.

You can see again, we've got some images here of the two treehouses and then the one that you have not seen thus far is item #36, the tree rappel structure. You can see this, basically it's a wooden platform that's extended up into the top of the trees and again, that activity mandates that there's height to it. So that structure actually is 50 feet in the air. It is below the tree line. It is not visible. However, it does exceed the 18-foot limitation.

So in closing I would just like to reiterate what Jeff stated and what I've been trying to emphasize in our variance presentation is that we have a very unique property. We have a very unique improvement, amenity to Santa Fe County. In order for Glorieta Camps to provide their retreat activities that are religious-based, activity-based, challenge-based, these variances are necessary. If we were coming before you today with a new development this was our program. We would be asking for all of these variances. These variances are necessary in order for Glorieta Camps to provide their program, not only to the local community, to Glorieta, to Pecos, to Santa Fe, Santa Fe County at large, but nationally.

And if you look at the Sustainable Growth Management Plan, item 1.2.1.1, it clearly states sustainable development maintains or enhances economic opportunity and community well being while protecting and restoring the natural environment upon which people, natural systems and economies depend. I think this fits Glorieta Camps to a tee. Where else do you have an economic opportunity that is tied directly to the natural environment?

Section 1.3.1.c of the SGMP states, continue to protect and create central, mixed-use places in community settings, real desired places that have centeredness, allow for focus, economic, institutional, social and functional opportunities. I think Glorieta Camps, if you just look at the aerial itself, the photographs, it's incredibly centered. It's incredibly focused, and it's providing amazing functional opportunities. Item 1.3.3.d: accommodate and encourage local businesses that create employment opportunities for the county, including ecotourism. Santa Fe County does not have any facilities of this scale and magnitude and history that provides this type of employment opportunity in a setting that is being maintained in its natural state.

Yes, improvements have to be made. People have to sleep. People have to eat. People have to bathe. People have to do activities, as Jeff stated, in order to be attracted to come, to come to Santa Fe County. This is a unique opportunity for Santa Fe to maintain the program that Glorieta Camps has invested in over the last four years.

I would just like to close and state that the Hearing Officer recommended approval of all seven variances. The staff report did not note that. I don't understand why. But it is included in the staff report as an exhibit and it's included in our booklet as well. According to the Hearing Officer we proved that there are extraordinary and extreme conditions that are creating these hardships that are limiting the – they're creating practical difficulties for Glorieta Camp to maintain their historic program. Programs, improvements, structures, facilities – they have to grow. They have to improve themselves or they become dormant. They become stagnant and they don't have the viability as far as the participants, the economic involvement, the community involvement. This is an opportunity where we can sustain what has been in Glorieta and put Glorieta on the map in a lot of ways for over 50, 60 years and we have a owner who is invested and sincerely cares about this property.

And I do want to state for the record, as far as the staff report, we disagree with the staff's recommendation that if the Planning Commission is to grant approval of any of the variances staff may recommend additional conditions at the time of the meeting. Pardon me. I do not disagree with that. What I'm disagreeing with is that the Land Use Administrator retains authority to determine whether any revisions need to be made to location or other aspects of the development. This project has gone through the proper

channels of approval. We did our submittal initially in June of 2017. The staff wanted additional information. We resubmitted in August, August 7, 2017. We had our neighborhood meeting on April 27, 2017. We had our third party arbitrator meeting in November. We didn't have it; the arbitrator had it. Or facilitator – excuse me.

We have responded to additional requests, clarifications with staff. We've worked very closely. I want to publicly thank Jose Larrañaga for all of his hard work. We've worked very closely together on this. I want to thank all of the staff at Glorieta Camps, my staff and all of the people from the public who have come out to support us. I feel it's Glorieta Camps due process to rely on the findings of the Hearing Officer and now the findings of the Planning Commission for what the recommendations and the approval of these seven variances. I find this statement to be incredibly vague and odd. I've never seen this in a staff report. So if this statement, this condition allows the Land Use Administrator to make changes after this hearing I'm kind of wondering why are we having this hearing? It feels that per the SLDC, Planning Commission has the authority to make decisions on variances. So we respectfully request that you consider our variance requests and consider all of the evidence that we brought forth. So I'm happy to stand for more questions and thank you very much.

MEMBER KATZ: Okay. Questions.

MEMBER ANAYA: Mr. Chair.

MEMBER KATZ: Phil.

MEMBER ANAYA: I don't know where to begin. I guess the first question, which I was going to ask you earlier is – this is a lot of reading. Who was the contractor who constructed all of this stuff for you? Meaning that the clubhouses or the treehouses, the roads to get to them, cutting down the trees and all that. Did you have a licensed contractor to do this?

MS. GAVIN: There were a number of contractors on the property. I was not a representative of the applicant at the time when these improvements were erected and constructed. I can say that there were a number of contractors. I cannot claim whether they were licensed or not. I know that the contractor who build the roads – well, once again, Hagen Creek Road existed; that was not built. The Zip Tour Road was built by a contractor who has affiliation with the camp, but again, I don't know the individuals, I don't know the parties or the details because that work was done, again, as I stated, three to four years ago.

MEMBER ANAYA: Okay. I understand that you weren't part of that process before but you are now.

MS. GAVIN: Right.

MEMBER ANAYA: Correct?

MS. GAVIN: Correct. Yes.

MEMBER ANAYA: Okay. So what happened in the past doesn't matter at this point.

MS. GAVIN: Correct. Well, I mean we are where we are. We're here to ask for these variances for the improvements that are in place. And actually as Vice Chair Katz mentioned, on the roads though, there's some new improvements in these variance requests. Some improvements that are addressing fire safety, access and drainage improvements.

MEMBER ANAYA: So you did all of that – improvements –

MS. GAVIN: None of the – the improvements are what they are as they are out in the field right now. There are a few areas where obviously, the roads need some improvement per the Fire Marshal's requests, and then there's drainage improvements that for us to comply with the SLDC we need to do these drainage improvements and some of those are part of these variance requests.

MEMBER ANAYA: Right. I understand that. Again, going back to not having a permit and doing the work is a stark violation of the code.

MS. GAVIN: Yes, it is.

MEMBER ANAYA: We're not here talking about one, we're here talking about, what? Seven?

MS. GAVIN: Seven variances.

MEMBER ANAYA: Seven variances on a project that – and I agree with you. I don't know why you're here right now. I have to agree with that statement that you made because there's – the owners have the right to come forth whenever they choose to do so. Okay. I understand all of that. And we're here to try to find a way to help mediate the whole scenario that is in front of us. I have a lot of, lot of questions here, which, like I mentioned earlier, I don't know where to start because you did so much work with intentions, and they were probably good intentions but everybody there knows that you have to have – you especially know that you have to have a permit in order to do forth anything. Especially the treehouses. And they're beautiful from what I can see on the pictures. They are downright beautiful.

So I know somebody took care of what they did, and it was supervised by somebody that knew what they were doing. I'm concerned about the fire safety in the treehouses because there's no access to it. I'm concerned about the people that would sleep in it overnight, because it states an overnight facility. I'm concerned about the zip line not being inspected by the state inspectors, just like the state fair. Those guys have to be inspected. That's why we have public safety and it really does – it bothers me.

MS. GAVIN: May I address your concerns?

MEMBER ANAYA: Please.

MS. GAVIN: Okay. Thank you. I would like to state that all of these structures have been designed by licensed architects and engineers, structural engineers, licensed architects in the state of New Mexico. We have all drawings. This pile here, these are all of our plans. CID, Construction Industries Division is waiting, chomping at the bit, to get to that stuff. Martin Romero has looked at everything preliminarily. The treehouses, engineered. I've got stamped drawings in my office ready to be submitted to Santa Fe County for a development permit as soon as we get our variances approved and our administratively reviewed site development plan is approved.

We have done all of the work. We have to go through the variance process first. In regards to the zip lines structures I may – actually I'm going to have Anthony Scott come up and explain, but those improvements were designed by a specialty engineer that only does zip line structures out of Arizona. We have stamped drawings, again, that CID had preliminarily reviewed. We're ready to submit and there are actual annual inspections and certifications for those structures. So I'm going to have Anthony Scott who is the executive director just give you details on that.

MEMBER ANAYA: Okay, but still, Mr. Chair, my concern is though, you have all the plans, you submitted them to CID. Now you're here for a variance because

they don't meet – and evidently the plans don't meet because they've already notified you guys of this, that they don't meet the standards of Santa Fe County. Because you didn't do –

MS. GAVIN: Well, no. The state doesn't notify us. Actually, all of those plans have been submitted to Santa Fe County.

MEMBER ANAYA: Okay.

MS. GAVIN: So those plans are being reviewed by Santa Fe County currently, by the Land Use staff.

MEMBER ANAYA: Why were they not submitted before?

MS. GAVIN: I can't answer that question.

MEMBER ANAYA: Do you have a land use permit?

MS. GAVIN: We have land use permits for many of the improvements on the property. Actually prior to even submitting our site development plan application and our variance application, we submitted nine different development permits that were reviewed and approved by Santa Fe County, sent to CID and approved by CID and those improvements were made. So we have been going through the proper permitting process on the items that we're allowed to. But on the items – any type of improvements for variances we cannot proceed with any development permits until we get those variances approved. So that's why we're here before you.

MEMBER ANAYA: Okay. I understand that. And I have kids that went to Glorieta. So I understand the place and I know how it is an economic improvement for the community. I don't have any problems with any of that. The only problem that I have is like I stated earlier is that I as a contractor would be fined tremendously. And I – the bottom line is though is the safety factor that if I were to send my kids over there, I wouldn't feel very comfortable, and I'm sure many in the audience would feel the same way. So I'm going to stop right there and let us continue with whichever way you want to go but I had to get that off of my shoulder before I ran out of paper to write with.

MS. GAVIN: Well, I appreciate you – Member Anaya, I appreciate your concerns and your voicing your concerns, and this is exactly why we're going through this process.

MEMBER ANAYA: I understand that. But I also think that it's a little premature. Just like you do.

MS. GAVIN: I'm sorry. I don't understand. Premature?

MEMBER ANAYA: Yes, it's premature, going through – this is my personal opinion, okay? It's not the opinion of this board; it's just mine at this particular moment. I feel that this is premature to try to come in here to try come in here and get all these variances at one time and that's just my statement. Thank you.

MS. GAVIN: May I respond to that statement?

MEMBER KATZ: I don't think you need to. Are you going to have other of your folks talk or are they just here in case the questions come up that we need to ask?

MS. GAVIN: Our consultants are here in case questions come up that they would like to address.

MEMBER KATZ: Does anyone else have questions of the applicant? Okay. Now we get on to the public hearing portion of the segment. One thing that might be helpful to me. I suspect that there are people here in support and that there are people here opposed. Could I get a show of hands for the folks who are here in support of this

project? And could I get a show of hands of the people who are here against the project? Okay. There are a lot of both of you and I really hate when the chair of a committee says, oh, you can only talk for two minutes but if we don't limit it to two minutes I think I would probably die. So please try to limit your comments to a two-minute period. And what I would like to do and please, let's not have everybody repeat what everyone else says. If you feel absolutely compelled to come up and talk and really what you're doing is saying, I agree with what someone else said, just tell us you agree with what they said and it would move along quicker.

What I would like to do is have the people opposed to come up forward first. Would it make sense to have them all stand and get sworn in together? Okay. Anyone who's going to talk in opposition please stand. Just the folks who are going to talk and raise your right hand and get sworn in.

[Those wishing to speak in opposition were placed under oath.]

MEMBER KATZ: Okay, let's try to not waste a lot of time in having people get out of their chairs, so why don't you maybe start lining up on one side and then someone come forward and start. Don't be shy. And what you want to do is state your name first.

[Previously sworn, Mike Adney testified as follows:]

MIKE ADNEY: My name is Mike Adney. I live in Pecos. When a developer or a builder comes into your jurisdiction, they have every single right in the world to come to you and ask for hardships and variances first. If we were standing here on the 15th of February of 2013, when you hear what the people have to say behind me, it's highly likely that you would not ever approve these variances. So what we're saying is that – and as Colleen said, even the things that they had the right to do that didn't need variances, be very careful, they didn't even ask for those. And as Jeff said, he said, they have a camp in Texas that didn't need any permits because they don't have any county control. And Anthony has went on record and on television twice saying I didn't know. I didn't know. Can I have a get out of jail free card because I didn't know.

Well, they did know, because they got a development permit in late 2013 that came to this very building. They knew exactly what they were doing, and they proudly posted it right next to the beginning of the job site by February of 2014. They knew what they had to do. You have to come first and ask permission first. Once you build everything – can you imagine what would happen in the county if every developer just came in and built anything they want and then asked for forgiveness. I doubt that there's a soils report over here because I've been asking for soils reports for two months.

So I think it's really more of a community involvement that never got to be involved, because everything already happened and there's just really a great deal of unhappiness about that and I think that they have to be heard and it's just fundamentally unfair for someone to ask for a hardship when they've already done everything. This camp ran for 50 years without any one of these amusement park devices and they went just fine. As a matter of fact, both Mr. Ward and Mr. Scott have said they had a great year last year even though they didn't have any of these devices, any of these amusements. I think they need to be taken down. I don't think you can possibly approve these variances. Thank you.

MEMBER KATZ: Thank you. Next.

[Previously sworn, Jeffry Hanus testified as follows:]

JEFFRY HANUS: My name is Jeffry Hanus. I live in Glorieta. Commission, I've lived in Glorieta for more than 40 years, next to their property. My wife and I moved there for the beauty, serenity, privacy and abundance of wildlife. I'm also the president of the board of directors at the New Mexico Wildlife Center. Let's keep in mind when they bought this property in 2013 for a dollar they were so eager to generate money that they completely bypassed the permit process and built miles of unpermitted, unengineered roads, zip lines and more than 40 illegal structures, which did irreparable damage to the environment and they put them wherever they wanted.

Say, who needs to get permits for \$15 million worth of improvement, many of which were over 30 percent. These people have knowingly, repeatedly, illegally committed irreparable damage, cut hundreds of old growth trees, killed wildlife, poisoned Glorieta Creek which runs through my property, exposed tens of thousands of children to asbestos, toxic water containing arsenic, heavy metals, chromium and copper, wasted millions of gallons of water from our aquifers, to which they have no rights, resulting in a number of dry wells, all for money.

They continually lie, blatantly ignore Santa Fe County laws, rules and regulations and have proven over and over they cannot be trusted. They are by far the worst thing that have ever happened to our small community. My neighbor who hikes on their property recently told me that they have illegally clear-cut hundred more trees and bladed more roads within the last 30 days, even through they are under cease and desist orders, this makes more than 28 times they have just blatantly ignored and violated them. Why haven't they been stopped?

They continue their wanton destruction behind closed gates and must be made to stop immediately. And please don't tell me that three Texas billionaires who own 2,600 acres of beautiful land and improvements in Glorieta worth more than \$70 million that they paid for a buck need a hardship. Give me a break.

I'd also like to say that let's put this back in perspective. It's one thing to ask for variances for proposed improvements, as Michael said, through proper permitting process. It is something completely different to loot, pillage, clear-cut and destroy beauty and ask for variances afterwards. At the very first variance meeting when I asked Glorieta 2.0, when I ask Colleen how Glorieta 2.0 thought they could get away with all the illegal construction, improvement and destruction, she stated in front of several witnesses that are here tonight that sometimes it is better to ask for forgiveness than for permission.

That perfectly sums up what these owners believe. If the Commissioners were to allow these variances it would be rewarding and condoning bad behavior, bad faith, willful illegal acts and set a dangerous precedent for other future developers in Santa Fe County. And finally, the people and community of Glorieta would like to thank Jose, Penny, and the entire Land Use staff for their thousands of hours of hard work and professionalism and strongly recommend to the Commissioners that they follow the Land Use staff recommendations that the variances be denied, the illegal improvements be removed, the land be restored to its previous before condition. In addition we request that their business licenses be suspended, the facility be closed down until they come into full compliance and frankly, personally, I think they should be brought up on criminal charges for crimes against children, wildlife, our environment, our community and that they be fined to the greatest possible extent provided by law. Thank you.

MEMBER KATZ: Thank you. Can you please focus your comments on what we can do and what we're here for deciding. Thank you.

[Previously sworn, Anita Nugent testified as follows:]

ANITA NUGENT: Anita Nugent. Thank you and we place our trust in your tonight. I was raised in Belen. I moved within a mile of Glorieta Center 34 years ago. Four family members worked there and my daughter was married in the prayer garden. We enjoyed walks through the property to hike in the peace of the prayer garden. Many of my friends lived there. Everything changed after the sale of this multi-million dollar property for a dollar to the out of state developer.

The community and authorities previously welcomed were locked out. I think it was to hide the rampant spoilage of the land. I've since witnessed four years of non-stop violations. In my case, in 2014 my well went dry as did several around me. I called Glorieta myself and I was told by their person who took care of their wells, I was also told by a local well man and I also talked to their own hydrogeology. They were pumping 200 gallons per minute 24/7 from six wells for months. Several wells went dry. Mine cost \$30,000 to replace.

I was the first to file a complaint with the State Engineer for a cease and desist order. This was the first of many cease and desist orders that were issued to them. They knew that what they were doing was wrong. The water was not being used for anything useful. I asked when are you going to have the lake filled. They said the lake needed to be redone and refilled. I said when are you going to have it filled. They said, oh, it was filled a month ago. And I said well why are you still pumping water? They said so we can prove to the state that we need it.

I have pictures and video of the water shooting out of big pipes onto the ground. What you can do is hold to the law. These people have broken the law. They need to be forced to follow the law. That's what you can do.

MEMBER KATZ: Thank you very much.

MS. NUGENT: Thank you, sir.

[Previously sworn, Robin Williamson testified as follows:]

ROBIN WILLIAMSON: My name is Robin Williamson and I took the oath. I've lived in Glorieta more than 40 years. I grew up there; my children grew up there. In the past, the 60 years prior to these people buying the estate the public was welcome. It was the only ice cream shop, the only laundromat, the only bookstore, the only miniature golf, the only boat rental in the entire 30 or 40 square mile area. It had a great deal of public value. We spent many happy hours there, renting boats, playing golf, feeding the ducks. My children and myself both had happy childhoods there.

As soon as these people bought it they closed the gate. We were no longer allowed to use the Laundromat. We were no longer allowed to buy ice cream. We were no longer allowed to use the bookstore. So their notion of it being a public advantage is absolutely wrong. They do not allow the public in at all. They have destroyed the entire campus. The prayer garden her daughter was married in is now a barren field that's bulldozed up. It was a beautiful established heritage garden and it's been ruined.

And they are doing all of this supposedly to run 35,000 kids a year through there. Their roads are unsafe. They lost two buses of children into a crevasse in the road and had to evacuate them recently. They are allowing kids to swim in arsenic pools. There is no, as you pointed out, there is no safety oversight by the County whatsoever on all their

zip lines and treehouses and all this, and they expect people to send their children there? I'm with Filandro. I would not send my child there for fear of serious injury. Kids are coming back from this camp reporting rashes and flu-like symptoms that appear a few days after they get back. They've ruined what is one of two lakes in the entire area. There was a natural lake –

MEMBER KATZ: Thank you. Can you wrap up now?

MS. WILLIAMSON: Yes. They fired everyone from the local area. It is not a public or local area asset in any way and it is very unsafe for the children who participate.

MEMBER KATZ: Thank you very much. Next.

[Previously sworn, Laurie Ellers testified as follows:]

LAURIE ELLERS: My name is Laurie Ellers. I'm a 30-year resident of Glorieta. I have also been involved with Christian-based camps up in Buena Vista, Colorado. These are several thousand-acre camps. They're a great model for a good camp experience for Christian youth. They were started in the 1950s and they're still in existence. They do not incorporate zip lines through their forests. They are mountaineering, rafting, hiking, camping based camps, which add to the integrity of the children and the experience of their Christian life.

The zip line, the reason that they didn't go to the County at first with this request is that these are amusement park facilities, recreations, that are hurting the environment and generally are part of a ropes course or another kind of equipment that is approved. So I do not trust this group because they didn't get the proper approvals in the first place and I would not trust them in the future. I'm not sure what's in there but if I saw it I think it would scare me and I think that are models of Christian-based camps very close to us, four hours north of here, that can be looked at and that work within the community and comply with the laws.

MEMBER KATZ: Thank you very much. Next one please.

[Previously sworn, Robert Dean Williamson testified as follows:]

ROBERT DEAN WILLIAMSON: Good afternoon. My name is Robert Dean Williamson. I'm a neighbor of the Baptist Assembly, been living out there for over 40 years. I'm – it's hard to know where to start, just like Mr. Anaya said, but the bottom line is we shouldn't be having to look at any variances because they should have gotten permits ahead of time. And it's really hard to believe they did not know that. It's the old build it and then ask later trick, and they assumed they could pull it off and I sure hope they don't get to.

So much disturbance, but she kept talking about what percentage of the total 2,200 acres something was and obviously that has absolutely no bearing on a disturbance or something that was built without a permit. It doesn't matter how big this thing is we're talking about a lot of different ones but none of them should have happened.

I have a question also why the first Hearing Officer – is she here? Is Ms. Long here?

MEMBER KATZ: No, she's not here.

MR. WILLIAMSON: My understanding that one, she was a member of their church. Two, she's an attorney that had represented them in the past. It does not sound like she should have been the Hearing Officer. She should have recused herself right off the bat. Since she didn't, I find – well, she should probably be an attorney and

not working as a public servant. So we're stuck with these things. There can be some remittance done on some of the land that's destroyed. You can see some of it from the highway where they have these steep slopes where they've taken everything off for a zip run and stuff like that.

One of my main concerns being just downwind from then is fire. They've done all this already and in retrospect that scares me but thinking of all the equipment out there in the woods.

MEMBER KATZ: Can you wrap up please?

MR. WILLIAMSON: Yes. The equipment and all the young people or whatever that they're going to be having scattered around in all these different places in the woods, one person bothers to take a smoke and not put it out. And they sold – there was a fire department there. There were fire trucks and a building. They sold it. They sold the trucks. They no longer have any fire suppression equipment. They turned it into a coffee shop.

MEMBER KATZ: Thank you very much. Next please.

[Previously sworn, Karen Rose testified as follows:]

KAREN ROSE: My name is Karen Rose and I'm a long-time Glorieta resident. Commissioners, I find it deeply disturbing that a wealthy, out of state entity can waltz into our community, deplete our resources, as in water, and contribute nothing positive economically to the community really. Nothing. We're not even allowed to go in there. And flout the law so brazenly to their own benefit. It offends me that they operate on the premise that it's easier to beg for forgiveness than ask for permission. How convenient for them that much of the damage they've done can't be reversed. How greedy and opportunistic of them to exploit this facility for great profit tax-free. I find it ironic that this is how they put their so-called Christian values on display. What a grand example for young people in learning how to pillage.

The wildlife and old growth trees can't be resurrected. I'm unclear what they can do to make restitution. These people do not deserve non-profit tax-exempt status. Plundering of this type should come with a steep cost to the perpetrators. Here in New Mexico we don't like being taken advantage of by Texans or anyone else. We didn't like it in 1862 and we find it unacceptable now. Thank you.

MEMBER KATZ: Thank you very much.

[Previously sworn, Kristy Hanus testified as follows:]

KRISTY HANUS: My name is Kristy Hanus. I've lived here 40 years. The population of our village is 430 people. You can imagine the impact in our small community, our water aquifers and our volunteer fire department when 35,000 out of state teenagers and children arrive. I agree with Dean. They sold off all of their equipment and turned it into a coffee house. They're relying on our small fire department, putting a huge strain on Glorieta resources. Community well being? Come on. They need their own fire department with equipment, evacuation plans, drills and trained personnel.

They've built all this stuff without permits. We had to have permits for everything we did when we built our house and I don't accept that. Someone had to know with all the people they had working there. They've wasted millions of gallons of water drying up several wells as Anita said. Polluted their lake, poisoned and dried up Glorieta Creek for the first time in 40 years. This is where the wildlife drink. They illegally dumped asbestos and other toxic materials into the largest illegal landfill ever seen by EID and clear-cut

hundreds of old growth ponderosa pines for illegal roads and zip lines, and are still doing it.

Recently, they're still cutting roads. It's been seen. They've destroyed countless wildlife habitats in the area and in addition they actively, illegally bait and trap and kill all bears, mountain lions and bobcats on their property, which they deem a hazard to the 35,000 kids that live there. Yes, we have lived there 40 years. We have bears. We have lions. We have bobcats. They're not aggressive, just hungry, curious and refreshingly unafraid. It's a thrill to see them. They should be teaching campers to learn to live with wildlife, not shooting them.

They have pumped their lake dry and had all their arsenic chromium run off into our creek. 35,000 kids swimming there five times a week would be more swimmers than any pool in New Mexico. All of their pools are regulated by the state but not Glorieta 2.0. It cannot be overstated what a huge health risk this is to the children who swim there.

I just want to say one thing. Albert Einstein said, if a man aspires toward a righteous life his first act of abstinence is from injury to animals. Thank you for your time and please take care of us.

MEMBER KATZ: Thank you very much.

[Previously sworn, Trisha Keefe testified as follows:]

TRISHA KEEFE: Hi. My name's Trish Keefe. I've lived out in Glorieta for about 15 years now. We're really relying on you guys to do the right thing here. We never had an issue with Baptist Center. They were lovely. There was never any impact that was negative. It was a totally copacetic situation. Ever since those guys have been there I saw the creek running one summer. I couldn't understand why the creek was so high the whole summer and then people's wells started drying up and I found out that they were just running the water so that they could prove water rights. That broke my heart because we go out of our way to make sure we've got a catchment barrel and a graywater system so neighbors' wells don't get affected. We're really – this is a drought invested state.

That alone, that level of consciousness, when I saw that, that they were doing that just shook me to my bones. It's like, who does that? Who doesn't think about this? The murdering of these animals. We have pictures of one of these beautiful bobcats on a porch. We haven't seen it lately. We heard that they bait them, trapped them and murdered them. That's heartbreaking. These animals are beautiful. We've looked at them for years. They've never threatened anybody.

The Glorieta 2.0 camp is owned by three Texan billionaires who purchased the property for a dollar as we all know in 2013 based on their numerous, illegal, unpermitted actions they appear to believe their exempt from New Mexico and Santa Fe County laws and regulations. They're currently operating 2.0 as a non-profit and have tax exemption, even though last summer they made over tens of millions of dollars, and they want to increase the numbers of kids even higher. I don't know how much more of a strain our resources can take. We live there. We don't go there for a camp. We live there. These are our homes. This is our money, our sweat. Their property has been assessed at over \$70 million, and they're paying about \$14,000 in taxes. I'm paying \$4,000 a year for three acres. So when they say they're a benefit to the community, they're getting the money. I don't know what benefit they're talking about but what our County can do for us is tax

them properly. Get the restraint off of our local fire department. Make them put that up. Thank you.

MEMBER KATZ: Thank you.

[Previously sworn, Annie McCarthy testified as follows:]

ANNIE MCCARTHY: My name is Annie McCarthy. This is a personal statement based on what I have witnessed in all the time I've been hiking up here. My husband and I bought our home in Glorieta Village in 1990 primarily because of the natural beauty of the location and because I'm an avid hiker who is enthralled by the potential for countless rambles in those glorious woods. And ramble I did, covering miles and miles of what was then the Baptist Conference Center, hiking from my house to the top of Glorieta Baldy and everywhere in between.

Nothing changed in those woods for a long time. Then I encountered one day a group of people constructing fences across trails that animals and I had used unfettered for years. I was told they were for my protection. From what? I wondered. From bullets spraying haphazardly at their firing range. Hah. Well, that explained all the gunshots I had heard.

In order to build all their fences it was of course necessary to remove countless trees and in order to provide easier access to their firing range and fence building, roads needed to be created. Day after day on every trail I had once considered a pathway in paradise I encountered more downed trees, more roads and more fences. I had heard the Glorieta Camps had purchased this pristine piece of land for one dollar. Call me naïve but I believe whenever one purchases land it is her obligation to serve as a steward of that land, not as an unnatural destructive force.

The land that is now Glorieta Camps was an environmental oasis but it will never be the same again, given the old growth that they have arbitrarily hacked down. Two days ago I hiked one of my favorite old trails that I had not been on for a couple of months. When I got to the forest road that winds up out of the camps I encountered such severe devastation of trees that I couldn't immediately fathom what had happened and certainly not why. If this was supposed to be thinning, why were all the flammable remains still littering the ground? I climbed over the carnage for a while only to come across yet another new road, which appeared to emerge from the camps for the sole purpose of providing easier access to the destruction site.

What is it that they teach these kids at this camp? How to be a land developer? It would have been an ideal place to teach them co-existence, woodcraft, situational awareness, survival and appreciation for the environment, but apparently that's not the way Lifeway Christian camps are about. Please stop their wanton destruction. Thank you.

MEMBER KATZ: Thank you very much.

[Previously sworn, Timothy Nero testified as follows:]

TIMOTHY NERO: My name is Timothy Nero. I live in Glorieta. I've heard that the Southern Baptist Council sold this property for one dollar to the Texas billionaires. They stipulated that the word of god and teaching of Jesus be continued and that the 50- to 60-year-old building which suffered from substantial deferred maintenance be restored. Wouldn't they be surprised – the original people – that instead 2.0 illegally built a climbing wall in a church – which is bizarre, and put a zip line on the roof of Holcomb Hall. They have also indicated they would rather tear down Holcomb Hall rather than spend money to renovate it.

In addition, the religious exemption was suspended. The camps at Glorieta 2.0 say that they support the teachings of Jesus but it appears the only thing they really support and worship is the almighty dollar. It is obvious that to the owners of Glorieta 2.0 that it's all about the money. If they can lure children and young adults into their summer camps by using Jesus' name then so much the better. In my opinion this is no way a Christian camp – this is a hypo-Christian camp concerned only in maintaining their multi-million per summer income stream. For perspective, that amounts to millions of dollars per summer month for 2017, which did not include the use of the illegal, unpermitted attractions like the zip line. You've heard about the treehouses, shooting range and swimming lake. It's reported by the applicant that they spent about \$10 million constructing illegal, unpermitted roads, BMR. CHAIR, bike trails, shooting range, zip lines and the 50+ illegal structures.

What a tremendous return on investment for them if they hadn't got caught. The context of these people, 2.0, I quote Gandhi. It says I like your Christ. I do not like your Christians. Your Christians are so unlike your Christ.

MEMBER KATZ: Thank you very much.

[Previously sworn, Glen Strock testified as follows:]

GLEN STROCK: Commissioners, Chairman, my name is Glen Strock. I took the oath. I am the pastor of Pecos Valley Cowboy Church in Pecos. My family and I answered the call of Christ to Glorieta and sold our family farm to purchase a house and join one of the oldest Christian heritage communities in America, who built Glorieta. That community, once the property was transferred for one dollar, that community was branded as a liability and a threat to children and campers who would be coming to the new camp when they had a 50-year track record – flawless. And they were characterized as a liability. They were forced to surrender their property, either for free, to donate it, or for 30 cents on the dollar. My family lost over \$100,000 in our children's inheritance. That community was destroyed systematically. That is a local community that brought the love of Christ to this valley and was famous for being the premier incubator of worldwide missions in modern history. And they were characterized as a liability, and pillaged. They were the bride of Christ.

When I came to New Mexico in 1979 I became the art director for the Museum of New Mexico and the art director for *El Palacio* magazine. It is my understanding under state cultural historical preservation acts the public deserves full access to discover, protect and share what the applicants have already admitted is on the property. There is a Civil War cemetery. There are indigenous artifact sites. There's abandoned railroads and mine sites. There's a forestry tower and overlook, and so much more. The law provides for shared access and easements to existing and new trails.

MEMBER KATZ: Can you wrap up please? You're talking about stuff that really isn't about the variances and I understand why you are I want to give you the opportunity but we're trying to keep it to two minutes.

MR. STROCK: I'm addressing the historical significance that is included.

MEMBER KATZ: Your two minutes are long up so wrap it up shortly please.

MR. STROCK: I'm simply asking for your protection for our community.

MEMBER KATZ: I appreciate that.

MR. STROCK: The community's lost millions of dollars of personal property to this camp. I'm asking for your help. Please restrain what is happening here.

MEMBER KATZ: Thank you very much.

[Previously sworn, Douglas Booth testified as follows:]

DOUGLAS BOOTH: Good afternoon, Mr. Chair, members of the committee. My name is Douglas Booth. I'm an attorney in private practice living and working in Glorieta, and this center is in my backyard. This organization has come to our area, one of the most pristine parts of our county, great ponderosas, gorgeous streams and has been repeatedly found in violation of our land use ordinances and do not deserve to get any variances. I respectfully request that they be turned down on all seven requests.

They've been cited for arsenic as previously mentioned. That arsenic came from their treated poles that were used to support water slides and docks in Glorieta Lake that they placed in there as well as for their jump platforms and zip lines on the property without concern of the toxic exposure to not only the campers but the environment. This major toxicity is compounded by a sizable unpermitted garbage dump for which there was a recent final notice stop work order issued, seriously endangering our watershed, which we all depend on for our drinking water, as well as threatened Glorieta Creek which runs directly through my land. As well as the water table going down as you heard about wells drying up.

According to Mr. Larrañaga's report the Fire Marshal and Growth Management cited the camp one year ago today, 2/15/17 for multiple unpermitted structures, unpermitted extreme biking trails and a skeet shooting range that was unpermitted. The 2013 license said that they would not expand their camp. They're planning to increase the camp to 50,000 from 30,000 now. I ask that you deny these variances. Thank you.

MEMBER KATZ: Thank you very much.

[Previously sworn, Gary Storm testified as follows:]

GARY STORM: Commissioners, my name is Gary Storm. I'm a resident of Glorieta. I want to focus primarily on the water. The conference center, based upon my research, and I encourage you to see if what I'm saying is correct. They have been permitted for 869 acre-feet of water per acre per year. That is an incredible amount of water. They get it from six wells, so they get it from groundwater sources. That's enough water to irrigate a 235-acre alfalfa farm for a year. That's enough water to provide water to families to over 3,400 families in a year. It's a tremendous amount of water and I question whether or not they would ever need to use that amount of water. I would suggest, I would recommend, that if you're going to be doing any baby-splitting in trying to resolve this issue that you ask as part of the condition that they reduce the amount of water to which they have been permitted. That would go a long way to addressing some of the concerns that the neighbors have expressed here, that the Glorieta Creek has run dry, the wells have run dry.

Personally, for me one of the most vexing things they've been saying is they've been alleging that they're a Christian organization. When Jesus was asked what's the most important command and he said there were two and when St. Paul was asked that question, he reduced it to one: love your neighbor as yourself. We're their neighbors and there is no love coming from this entity right now.

MEMBER KATZ: Thank you very much, sir.

[Previously sworn, Jerry O'Shea testified as follows:]

JERRY O'SHEA: My name is Jerry O'Shea, and I've been sworn to tell the truth, and I'm glad to see the full Commission, Commissioner Katz and the Land Use spending its time to hear our community. And I'm also glad that I see above you protection of property, religious and language as a mandate. I'm here simply to ask Glorieta Conference or Glorieta Camps now to be as good of a neighbor as their predecessor who I lived with for 45 years. I know you have a strict view of your role here but within that role, granting these variances would affect what concerns me most.

A year ago I drove by the campus and there was a huge smoke billowing cloud of the middle of the County ordinance of no open fire. I called Glorieta and they responded. They said we don't know what it is we'll find out. I called the State Police – well, actually ran into a State Policeman who was there on campus who said he would check it out. I never heard about the incident. I gave them my name – never heard about the incident.

Fire is the most important concern for this community. Building miles of roads does not aid fire prevention. Building treehouses and encroaching in the forest does not protect the forest from fire. What will protect the forest is no campfires, no smoking, an early warning system support for our Glorieta fire station. Maybe they can come up with some volunteers, but training their staff. Your variances do relate. Please deny them. Thank you.

MEMBER KATZ: Thank you very much, sir.

[Previously sworn, James Congdon testified as follows:]

JAMES CONGDON: My name's James Congdon. I'm a 37-year resident of La Cueva, of the Glorieta lookout road. I spent 28 years helping run Brush Ranch School up in the Pecos Canyon. We were a licensed childcare facility. We followed all the rules and regulations of the state of New Mexico. We never had a fatality. My fear is for these kids in an unsafe situation. You are the County Commission. You have the right to deny these variances, to make these people follow the rules. An ounce of prevention is worth a pound of cure, and the things that they have done and they continue to do, and they talk about benefiting the community – I hope you're hearing us. We're not benefiting. We are not benefiting.

You are our arm. You can help and these people need to be denied. Talk about karma, I knew families that lost their homes, as the minister said. They've got bad karma and something's going to really happen and you have the chance now to deny these variances so that somebody doesn't get killed, so that the whole area doesn't burn up. And I thank you all for your service.

MEMBER KATZ: Thank you for your testimony. Okay, we're going to take a ten-minute break and then we will continue with the public hearing. We've been going for 2 ½ hours now. Thank you.

[The Planning Commission recessed from 6:30 to 6:41.]

MEMBER KATZ: Okay, let's get started again. There was one person who arrived late and is in opposition and we're going to let her talk first and then the people who are in favor if you would wait a minute, come forward and testify and then we'll deal with the folks who are in favor.

[Duly sworn, Ginny James testified as follows:]

GINNY JAMES: My name is Ginny James. I have lived in Pecos my whole life. I have been a part of the Glorieta Conference Centers. My sister worked there and my stepmother worked there before they were bought out. The only issue that I really have is the property issue. We are here about environmental issues that we have. We want them to be eco-friendly. And all we're asking is that they are held accountable for the resources that they have used, that there are annual inspections, if not quarterly inspections to hold them accountable for the things that they use, because they are use all of our environments. And we just want it to be safe for our community and safe for the visitors that come there as well. And that's all I have to say.

MEMBER KATZ: Thank you very much. Okay, the folks who are in favor, now it's your turn to explain your position, would all of those who are going to talk please stand up and get sworn in and then when you do come and talk note that you have been sworn in. Thank you.

[Those wishing to speak in favor were placed under oath.]

MEMBER KATZ: Okay, line up please and come on forward.

[Previously sworn, Hillary Welles testified as follows:]

HILLARY WELLES: My name is Hillary Welles. I'm with JenkinsGavin and I have been sworn in. We received a letter of support that came in just today and it's not in your packet so I'd like to read it into the record.

Dear Commissioners; I'm writing to express my support for the granting of the Glorieta 2.0 variance requests. Glorieta Camps is partner in the community based trail planning initiative known as the Grand Unified Santa Fe Trails Organization – GUSTO. By signing onto the GUSTO partnership agreement, Glorieta Camps has indicated their willingness to work with a wide variety of local partners, including the City and County of Santa Fe, as well as the Santa Fe National Forest and the Santa Fe Conservation Trust to connect to and share their trails and other recreational resources for the benefit of the greater community.

The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure and other healthy activities. It contributes to the economic and social well being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important and ongoing resource for local residents. It is situated on a unique property that offers activities that are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

On behalf of the board of the Santa Fe Conservation Trust and its staff, as well as the greater community of trail lovers in the Santa Fe area I ask that you please approve the variance request so that Glorieta 2.0 can continue to serve the community and our visitors. Sincerely, Sarah Noss, executive director, Santa Fe Conservation Trust.

MEMBER KATZ: Thank you.

MS. WELLES: Thank you.

[Previously sworn, Oralynn Guerrerortiz testified as follows:]

ORALYNN GUERRERORTIZ: Oralynn Guerrerortiz and I've been sworn. I'm with Design Enginuity. I'm also going to read in one letter but I have two letters in fact. Again, they both came in after your packets were put together. They're from Andrew Thien and Sarah Thien. They're very similar letters so I won't read them

both but they again are directed to the Santa Fe County Planning Commission and they say Dear Commissioners; I'm writing to express my support for the granting of the Glorieta Camps' variance request. Glorieta 2.0 offers a unique combination of outdoor adventure and religious study in a beautiful natural setting. Their mission is to inspire Christ-like change through outdoor adventure, authentic relationships and biblical truth.

The bike trails, zip lines and other outdoor amenities they offer are integral to the success of their program, which is targeted to young people and families. Their dedication to helping youth and families find their spiritual truth through rigorous activity is a positive force for our community and for visitors alike.

In addition, they add substantially to the tax base of the county through their immensely successful outreach programs which draw thousands of visitors annually. Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors. And again, these letters were signed by Andrew Thien and Sarah Thien. Thank you.

MEMBER KATZ: Thank you very much.

[Previously sworn, Josh Nelson testified as follows:]

JOSH NELSON: Thank you, Vice Chair Katz and Commissioners. I appreciate your time. My name is Josh Nelson. I'm the director of day camps at Glorieta Camps and I want to just give you a little insight about our program. As I hear a lot of influence about our impact on the community but my program alone works with K through 8th graders of the local community, hitting just the Santa Fe area, bringing in hundreds of kids throughout the summer and I have a couple of letters I wanted to read from some of our parents who are in support.

I'm writing to you with regards to Glorieta 2.0. We live right next door to Glorieta Camps in La Cueva Canyon. The Glorieta Camps facility and staff have been wonderful neighbors. We absolutely support Glorieta 2.0 and are in favor of their variance being granted. My son who is now 11 and his friends have attended Glorieta Camps for many years now. This is a wonderful outdoor church camp that is available for the children of our county and state. It is a great asset and my son has really benefited from it. I think anything we can do in the community to help this organization out would be a positive and beneficial move. If you have any questions for me please don't hesitate to call me. I'm not going to give this person's information because they asked to stay anonymous because they're a part of the Glorieta community and they just asked that. But it is in your packet in front of you, the one I just read.

This other one is from another parent. This is from Gloria Romero. I'm writing today to ask you to grant the permit and variance requests for Glorieta 2.0. As a parent I'm always looking for activities that allow my children to grow and develop in a safe, appropriate setting. Glorieta has more than exceeded our expectations in this manner. The activities the camp offers reinforce confidence, helping others and groups in personal development and growth.

My daughter who is 11 changed drastically for the better the very first summer she attended. She went from being a shy, quiet, inhibited little girl who stayed on the fringes of group activities, to a brave, self-assured, physically confident and now a pre-teen. My son who is 14 has benefited greatly from male role models he has had the opportunity to interact with. The counselors have shown that you can be a strong male

while also demonstrating values, character and accountability that enhance and direct that young man's energy.

Having a pre-teen girl I'm very grateful that largely due to this camp's program my daughter loves herself, feels comfortable taking physical challenges head-on. She's not intimidated by boys or sees any drawbacks to being a girl. My son has learned empathy and made friends that share his good values. My children are respectful and realize they are accountable for their decisions and behaviors. There are no activities, including sports that have had the overall positive impact Glorieta has had. Please grant all the permits and variances and allow them to offer the full range of programming they are capable of. So many kids and families will be impacted in a positive way. I would be happy to speak with you if necessary, as would my kids. Thank you for your careful consideration. Gloria Romero. Thank you.

MEMBER KATZ: Thank you.

[Previously sworn, Joshua Baker testified as follows:]

JOSHUA BAKER: Joshua Baker and I've been sworn in. Like Josh, I'm a camp director at Glorieta. I direct our family camp. Like Josh, I have families that come from the local area but unlike Josh, I have families that come from all over the country. We had families come from New York, Florida, California – all over. The average family will drive roughly eight hours to get to us and in that drive to get to us they will pass multiple other family camps that provide similar programming.

One of the things that sets us apart is we live in an absolutely beautiful place that is absolutely stunning. There's just so many that come out. We care about it. We love this place, and we know that our families that come out enjoy it and see it as a very memorable time for their families. In addition to the beautiful space that we find ourselves in they find our activities as a part of their family vacation absolutely necessary. They could choose to do a lot of things, from Disneyworld to other activities all over the country but they choose to come and invest in their family, to step out of their everyday lives and pour into their children, to as dads figure out what it is to be a leader and to love on their children and create great memories in the woods and experiencing amazing activities.

They come to us because of those aspects and we want to provide trails and different things for them to access beautiful parts of the forest. We want to provide great activities that they feel comfortable sending their kids on and experiencing together. Because we offer those things I believe that they are willing to travel from literally all over the country to come visit us and we love offering it as a local asset. We ask that you grant these variance so that we continue to bless families all over the country. Thank you.

MEMBER KATZ: Thank you.

[Previously sworn, Sally Hudgins testified as follows:]

SALLY HUDGINS: Hello. My name is Sally Hudgins. I've been sworn in. I also work at Glorieta Camps. I am the day camp assistant director and like my boss, I have seen so many children in the community of Santa Fe impacted and given the experience to experience the outdoors in a safe, fun environment. I have a letter from one of our parents who is a local business owner in Santa Fe and I'm going to read it.

It says, hello, I wanted to express my support for Glorieta 2.0. My kids all attend their summer day camps and other camps throughout the year. We have never had any other camp or program impact our kids as positively as this one. Whether you have girls

or boys they are challenged, directed, and taken care of while learning, developing and growing in all the right ways. My daughter has dreams of camp and always is telling us about her great memories.

I cannot say enough positive things about this organization. The setting is beautiful and the kids do not have their phones or video games eating up their time and minds. They get to be outside in a great place having fun and blossoming into the people they should be. Every day after camp they are excited, tired, happy and full of stories. We have gained friends within the community that we would not have made otherwise. Our five-year-old is looking forward to the day when he can attend. Please grant the permits and variances this great organization seeks. When the kids were able to enjoy the full range of activities they benefited even more and had great fun. I can only imagine how many more lives can be positively impacted if they can offer even more than they did last summer. I wholeheartedly endorse this camp. Thank you for considering the positive and beneficial impact expanding their resources will have. Sincerely Brian Romero.

MEMBER KATZ: Thanks very much.

[Previously sworn, Jon Malvig testified as follows:]

JON MALVIG: My name's Jon Malvig. I am operations director at Glorieta Camps and I want to address specifically some forestry issues. In the summer of 2016 we secured a grant with NRCS. It was an EQIP grant, which stands for Environmental Quality Incentives Program. We secured that grant to thin 150 acres on the property in a perimeter around our property which came from our leadership and our board's desire to protect our property from fire. And they said how can we use this great resource, which is a beautiful forest? How can we make it better and how can we protect this property? They said let's do a thinning project to protect our property from fire and to enhance the quality of the forest for wildlife.

And so we're currently in the middle of that program and we're just about wrapped up with 150 acres so we're working very closely with NRCS and the New Mexico State Forest Service, Lawrence Crane who has been on our property several days in a row. You have a letter in your packet which actually was referenced by Colleen by the contractor who is doing the work on the property expressing the value of that project.

We're currently working on approval for an additional 100 acres because we recognize the value of taking care of our forest. Thank you.

MEMBER KATZ: Thank you.

[Previously sworn, Scott Chapman testified as follows:]

SCOTT CHAPMAN: Hi, I'm Scott Chapman. I work at Glorieta and have so for 12 years with the organization coming from Texas. I work with the organization because I believe in the mission. I've seen the organization be successful in the mission of Christ-like change and spreading the gospel but not only that, the safety and well being of the participants that come. Previously, a picture of Glorieta was painted that as an organization I wouldn't work for. And there are a lot of strong opinions about Glorieta that were presented as facts, whether it's the lack of the forest thinning or water, things like that. And I agree. I wouldn't work for an organization like that but I believe that that's a wrong opinion and speaking for myself and I believe Glorieta as well we'd love to see the relationships with the neighbors mended as well. So thank you.

MEMBER KATZ: Thank you.

[Previously sworn, Chris Sheehan testified as follows:]

CHRIS SHEEHAN: My name is Chris Sheehan. I've been sworn in. I've been a resident of the Southwest for 32 years and Santa Fe for 15. I'm an engineer up at the lab. I'm also a permaculturist and acequia parciante, a trail builder, a welder – lots of different skills I have. I'm also a mountain biker and a hiker and a backpacker and I've done some races at Glorieta. I found everything very professional. While the structures seem well built to me, I use the lake, I use the slide. I didn't get sick. Everyone seemed to be very caring about everyone. I know that the zip lines are built with the best company, I think, from what I understand, that does this, either nationally or internationally.

I've traveled up the roads many times via bike and via vehicles and didn't feel unsafe. I just feel like it's a great asset. I know that we have hundreds of racers that come in and spend money in Santa Fe. The recent world champion of one category of mountain biking raced it and in the video he said it was the hardest race he ever did. This is somebody who is like the best of the best of the best, and found the facilities challenging but adequate for the event they were doing. So I feel like what they're doing is good and it does benefit the community, and I feel like potentially a lot of the issues with the neighbors I don't understand it all, but part of this may be that they haven't been on the property recently and interfaced with the numerous events like the open community events that they have.

They do allow mountain bikers to come on to the property. It's not closed off. They do restrict access when the campers are there for the safety of the children, which makes sense, but out of season then they allow public access to the trails for use. I've helped build trails on the property so I hope you would approve these variances. Thank you.

MEMBER KATZ: Thank you very much.

[Previously sworn, Bill Roth testified as follows:]

BILL ROTH: Hi. My name is Bill Roth. I am a 42-year resident of Santa Fe City and County. One of the issues I wanted to raise is I'm a general contractor and I've been on both sides of the table as far as projects, where I've opposed them and where people have opposed mine, and I understand the emotional aspect to this. But sitting here and listening, what came to mind is most of the issues that the residents were upset about are state issues; they are not County issues. In regard to the safety of the structures, the water issues, the water use issue, acre-feet issues – all of that is addressed by the state and if there's issues with that they should be directed to the state and that when the County is listening to this they need to pay attention specifically to the issues at hand.

In regards to the structures, that's a state issue and they've got stamped plans that will be presented to the state, and if there's problems with them, I'm sure the state's going to require that they be remediated. So that's one thing that came to mind.

The other is that in that 42 years I've lived here I started riding in Glorieta in 1988 with the previous owners where they did allow you to come through the gate, ride up through the campground and then use the trails. And there was a period prior to when the current owners bought it that it was closed. You could not use those trails anymore. When they came in they immediately opened them and they instituted a program where you could get a wristband and sign a waiver and use the trails.

And what's impressed me about them is they have their outreach to the community when they invited us out there. When they have allowed us to have events there. When they've allowed us to have community events there. I was kind of pleasantly

surprised that they were willing to do that. And all my interface with everybody out there has been wonderful, and they've been great with the mountain biking community and in that regard you read reviews of trails, they're helping put this community on the map. Okay. All right. Thanks so much. Bye-bye.

MEMBER KATZ: Thank you. That's the way it's supposed to be.

[Previously sworn, Mike Chapman testified as follows:]

MIKE CHAPMAN: Hi. My name is Mike Chapman. I have no affiliation with Glorieta Camps. I am a local business owner. I own a bike shop called the Broken Spoke here in Santa Fe and I want to talk about mainly the trails in Glorieta Camps. They do allow public access to the trails. The trails also join up to the national forest so it's a great resource. They also allow events to be hosted there. I can think of up to half a dozen races that happen throughout the year that draw a lot of people to the community and that on top of just people coming to Santa Fe to ride the trails in Glorieta, they're unique. They're challenging. They draw people in and I really support them and I hope you guys will. Thank you.

MEMBER KATZ: Thank you very much.

[Duly sworn, Meredith Nelson testified as follows:]

MEREDITH NELSON: My name is Meredith Nelson. I'm Meredith and I have actually worked for this organization for ten years. I started at our Texas property, Camp Eagle, and I'm currently the director of conferences and retreats and many of the guests that come to Glorieta come through one of those two programs. I would specifically like to highlight two letters in your packet, one from Student Life organization and one from FUGE Camps.

And to talk about those organizations, they are national organizations that have camps all over the United States but Glorieta is their largest and favorite destination, and they do have, like I said, letters of support. I'd like to draw your attention to in your packet. But with all the students that they bring each summer collectively, those two groups bring around 8,000 students to Glorieta in the summer time, and typically 300 to 500 a day of those students come into Santa Fe to do work for the community. So they will volunteer at shelters. They do a lot of landscape work and a lot of painting. A lot of cutting down trees for residents, work for Boys and Girls Clubs. They usually have 30 to 40 organizations each that they partner with in the City of Santa Fe and at the end of the day they come back to Glorieta and we get to have activities for them and so I would love to ask that you grant us those variances because the activities that they do at the end of their day of work in Santa Fe are very important for the students and they love them. They ask about them when they're not there and it makes their experience really worthwhile and I do think those students from all around the country are pouring into Santa Fe City through their work and then obviously, that's it. Thanks so much for your time.

MEMBER KATZ: Thank you.

MR. STROCK: You've seen me before.

MEMBER KATZ: I have.

MR. STROCK: My name is Glen Strock. I am the pastor of Pecos Valley Cowboy Church and I live on both sides of this concern, and that's why I'm so grateful that you are now involved, because previously you were not. And we suffered as a result. Our community suffered grievous losses as a result. Now, we are seeing the beginnings

of possible cooperation. We have seen adventure so far. But they have also promised us relationship and truth. We're working on that.

And we need your help. We need restraint. To whom much is given, much is expected, and we've just begun to open up dialogues with the camp to address needs in our community rather than being taken advantage of. We are a unique heritage treasure in Pecos and Glorieta. Our church puts on a rodeo to celebrate Austin and the history that rodeo went worldwide from here. And we want to work together. We've attempted to work together. Members of our church, my associate pastor was their volunteer director for years. Cowboys from our church have provided stock to their property and helped them run their horse programs. We have tried to work together but we have had a rough ride.

We are so glad you're involved. So I want to be pro – I want you to do your job. Help us. Protect us. Protect our property. Help us mine this heritage treasure that we share. We've got to work together. Keep an eye out. Use your reins on us.

MEMBER KATZ: Thank you very much.

[Previously sworn, Joshua Rogers testified as follows:]

JOSHUA ROGERS: Hello there. My name is Joshua Rogers and I oversee all the challenge course and activities at Glorieta Camps. At Glorieta, all of our challenge course elements and activities are built to the highest industry standards and annually subjected to inspection and recertification. Tonight I'd like to specifically address the zip tour. That's one of the listed variances. It was built and engineered to ASTM and ANC standards. Annually, every year it's subjected to NDT – non-destructive testing. It is subjected to ACCT – Association of Challenge Course Technologies inspection. Cable inspection, just like you would do on a ski lift. Number 4, manufacturer's onsite inspection, so the manufacturer of the engineering company comes out and inspects it once again. And then finally a NAARSO – a National Association of Amusement Park Rides Safety Officer inspection. That inspection is actually delivered and submitted to the CID Department of this county, to the Carnival Ride Insurance program.

So all that is documented and available for you all's review. And then furthermore, I just wanted to say I'm for granting all the listed variances this evening. Thank you for your time.

MEMBER KATZ: Can I ask you a question?

MR. ROGERS: Yes, sir.

MEMBER KATZ: How often do those inspections – how often do these various people come out and inspect?

MR. ROGERS: When the zip tour was up and running, it has to be an annual inspection. So one calendar year.

MEMBER KATZ: So once a year.

MR. ROGERS: Yes, sir.

MEMBER KATZ: Thank you. Next.

[Previously sworn, Doug Sweet testified as follows:]

DOUG SWEET: My name is Doug Sweet. I've been sworn. I come to you today really as three people, and I'll start with as a master sergeant retired US Army, 5th Ranger Battalion, 3rd Platoon, deep insertion. The trauma in my life started when I was very young. It continued as I served my rich uncle in Central America in the late 70s and early 80s. I was not in a good place. I looked hard to find a peaceful place to co-exist in

this world. I was given the opportunity to be a part of Camp Eagle at the start and that was the place that started my healing.

Unfortunately, my son, who was also exposed to some trauma in his life. Many of the staff members that are here at Glorieta Camps nurtured my son and cared for my son and brought him back to me. I served this country to be allowed to find peaceful places to co-exist with my fellow man and here at Glorieta my healing continues through the people that have stood beside me in the midst of my trials and tribulations.

I come to you secondly as a father. My family has been in and out of the lake and we're just find. Thank you very much. What happens here changes lives. Councilperson, I appreciate the moment of silence that you started this with. We wonder how do we change this? By connecting people. People who care, who are willing to set aside differences and reach out through the love of Christ as best we can, not as perfect people. There's no one here that can throw a stone, me included. But I submit to you that it's the connection of people and places like Glorieta that changes lives one at a time and allows things to continue and stop what has started in Florida and other places across the country.

I apologize for the – I didn't really hear the bell. Uncle Sam took a lot of my hearing in Central America and I only have what I have. My rich uncle is pretty brutal that way.

And I come to you lastly as a businessman. I recently left the corporate world but I was a senior vice president of sales and marketing for a \$20 billion publishing and printing corporation. And I will tell you you have to re-invest in your equipment and you have to upgrade your equipment to stay current with the demands of our society. And those things which served the camp in the 50s and 60s do not attract the necessary volume of attendees to make us financially viable in today's community.

But I can tell you, my family comes here. Whether I go down and spend money at the Dairy Queen in Pecos, or I go up to the Fina Café and get breakfast, or I go to John Brooks and buy some groceries or I go get the ultimate burger down at the Ranch House or I go to my now favorite French café Clafoutis. I spend money here and I will keep coming back and spending it. And my job is to help this camp draw in folks in the other 40 weeks of the year that we don't have children here. And if we could image 1,000 people a week who do like me spend \$500 in a week for 40 weeks. You can do the math. Even at the agreeable tax rate of New Mexico there's money coming in.

So I ask you on behalf of a veteran who finds peace here. On behalf of a father who has found healing for this family here. And as a businessman I ask you to be forward thinking, grant us the variances that we need please.

MEMBER KATZ: Thank you very much.

[Previously sworn, Eddie Duran testified as follows:]

EDDIE DURAN: Hello, I've been sworn in. My name is Eddie Duran. Commissioners, thank you so much for the opportunity to speak. I commend all of you for giving us this opportunity. Variances is what's requested here today. Or tonight. I think the sun might be down already. I don't know. But I want to tell you something. Commissioner Anaya, I was impressed when you said there's so much to know. So much information I need to have here tonight. That's going your job. That's not a bad thing. But I want to share some information with everyone here today that's so important. The kids.

Our kids of today are challenged with a lot of obstacles in their life: drugs, cell phones, communicating with their parents. And a camp like this helps them. Because a lot of times when parents cannot reach their kids there are people in camps like Glorieta 2.0 that can. And there's a lot of kids out there that cannot afford to go to a camp.

Now, I'm the former mayor of Pecos. I was on the school board. I dedicated my life to my family, my business – because I'm a contractor, dirt contractor, sand and gravel sales – but most of all I dedicated a lot of my time to help kids and help people. And this is what I see in Glorieta. They're there to help people. The variances that they're requesting – I need to speak real quick because I've got so much to say. The variances that they're requesting – what do we do? What do you all do from this point on? What has happened in the past, and we all tell our kids this, okay, from this point on, we're not going to talk about the past because we can't do anything about it. We're going to move forward. We're going to start right now, a new beginning.

And that's basically what you're challenged with tonight. Not on self-interest. When I hear some of these stories it's amazing. Some of these people I know and I can't even believe what I'm hearing, because a lot of these things aren't even true. Some of these things that are said on the opposite side aren't true. You want to talk about water, you want to talk about these things – again, just like the gentleman said, it's a state issue. I've been involved with Glorieta for many, many years. Ten years ago I sat in some of the meetings where they were talking about Glorieta closing and becoming a ghost town. And when I was mayor at the time they were struggling back then.

And then we heard about some Chinese company coming in that everybody was freaking out. It didn't happen. And then Glorieta 2.0 comes in and they start investing all these resources and hiring people. And the greatest thing that I experienced seeing from 2.0 was when they announced that the communities, which is Pecos, Valencia, Cañoncito, Eldorado, Rowe, up the Pecos Canyon, San Juan. A lot of these little places are in San Miguel County, but I know you all know those areas because you guys –

MEMBER KATZ: Can you wrap up please?

MR. DURAN: Yes, sir. Well, anyhow, all I want to tell you is please, let's move forward. All of us. In a positive way. If you do not approve the variances you're going to crunch. You're going to break the light. See, I see Glorieta as a huge light. In fact, it's always been the light when you pass I-25, you go home or whatever, we always see that big light. Glorieta has been known as the light. But that light got dimmed for years. They almost shut it off. Not until these guys came in and relit it and now it's brighter than it's ever been.

MEMBER KATZ: Thank you.

[Previously sworn, Henry Lammon testified as follows:]

HENRY LAMMON: Hi. My name is Henry Lammon. I'm a resident of Santa Fe. I'm not affiliated with Glorieta Camps other than when they first took over the property they approached us as far as building trails, because I'm a member of the Santa Fe Fat Tire Society and a trail builder. They approached us and they wanted to know what they could do and if we could help them out. Since day one they have been some of the nicest people I've ever met. They're easy to work with. They want to do good things. And they have taken a facility that was crumbling and they've turned it into a viable, wonderful, unique place.

The trails there are like none other in all of New Mexico and Santa Fe is really lucky to have those trails. From a mountain biker's perspective, they're the best trails around. Also, I'm a member of the CORE crew, which is a non-profit organization which puts on races in the Santa Fe area. Glorieta Camps has been extremely receptive to work with us and put on races there. They've done a couple Xterra races, the state championship cross country race, running races, cyclocross races, a number of them, and all the monies that we've earned from these races goes to non-profit organizations like St. Vincent's Hospital, Conservation Trust, etc. Glorieta Camps has never asked for anything in return. They've just been willing to work with us.

Also I'm a member of the Santa Fe Fat Tire Society and my fellow board member who is the president asked me to read a little something. This is from Brent Bonwell. He'd like me to speak in regards for him. And he says here that the trails and facilities at Glorieta Camps are part of the IMBA ride center application. Resolution 2014-136 was passed by the Board of County Commissioners in support of achieving gold level status. In addition to loss of trail points, loss of the zip line could also cost Santa Fe points for other activities. The ride center application is only 100 points and it takes 90+ to get the gold so every point is critical. Santa Fe right now is a silver ride center for mountain bikers and it attracts people from all over the country. As a gold ride center it would attract even more people and it would become a gold ride center with the help of Glorieta Camps.

MEMBER KATZ: Thank you very much.

MR. LAMMON: Thank you.

MEMBER KATZ: Is there anyone else who would like to speak? Okay. The public hearing is closed and the applicant now can respond to all of what she heard.

MS. GAVIN: Thank you. And thank you for your patience this evening. So I just want to first address a few misstatements that were made during the public testimony. Number one, all wells on the property are permitted through the state of New Mexico and regulated. Number two, we held a neighborhood meeting as I mentioned before, on April 27, 2017 at which minutes were taken. A reporter from the Santa Fe New Mexican was there. An article was published. In those minutes, in that documentation at no time did I make the statement that was referenced. And I'm happy to provide that. Actually, that is in your packet.

Third, fire safety. The last inspection on the property of the existing structures that are permitted and allowable uses and that have been used throughout this entire process for the last calendar year have been inspected by the Santa Fe Fire Marshal and are in compliance. And I'm happy to provide that letter if necessary. And that was done November 21, 2017.

Next, there is no trapping or killing of any wildlife on the property. Period.

The shooting range was referenced. The shooting range is not a part of this variance application. The shooting range is in a structure that is being abandoned that is a part of the site development plan application and all of the remedial grading and drainage improvements and reseeded are all part of that site development plan application and being addressed.

The non-profit status of Glorieta Camps has never been suspended and has been in place since they bought the property.

There is no roadwork or construction onsite that has not been properly permitted, vetted, reviewed and issued by Santa Fe County and CID. The statement that roads are under construction currently is incorrect.

There was reference to conflict of interest with the Hearing Officer. You guys all were handed correspondence by Nancy Long addressing that concern. I think that's not applicable. That statement is not applicable.

All of the uses that are affiliated with the variance requests, all of the uses that are tied to those improvements, whether they be roads, structures, grading and drainage, fire safety provisions, all of those uses are permitted per the SLDC and our public institutional zoning in that area of the property and the rural zoning in that area of the property. Our variance requests are not in conflict with our allowable uses.

The variance requests before you are being respectfully presented and carefully analyzed because this is the process in which we have to proceed in order to remedy the improvements that have been done without the proper permitting. Santa Fe County Land Use Department has instructed us to request these variances in order to allow these allowable uses to be permitted through the development permit application process. So the variance request is step number one. Site development plan is step number two. At that point we can start submitting development plan applications for these improvements. Santa Fe County will review, comment, we will address. Once they are satisfactory to Santa Fe County they're issued to the state's Construction Industries Division for their requisite review for architectural and structure life safety concerns. All of these items that are identified in our seven variance requests will go through this process. We are asking to move forward on step number one.

I would like to reference the Hearing Officer's final order, item number 14 in her findings to address the concern that things have been done prior to proper permits being issued, the concern of what happened in the past. The Hearing Officer says that she does not condone the circumvention of obtaining the proper and required permits under the SLDC prior to development as occurred here. The applicant has now submitted the appropriate applications as addressing the unpermitted development. We are doing what is right. We are moving forward, and we're addressing all of the requirements of the code. We're addressing the input of County staff and we would like the opportunity to move forward accordingly.

I also would like to just point out in your booklet at the end there are letters of support. In those letters of support, we have a letter of support from the current mayor of Pecos, as I addressed earlier, the Southwest Forestry Services, BTI, which is here in Santa Fe County, Bicycle Technologies International, the Wounded Warriors Project, Glorieta 2.0 has worked with the Wounded Warriors Project and served 200 wounded service members in their affiliation with Glorieta 2.0.

The benefit of this facility, the benefit of this program, the benefit of sustaining this existing development that needs to step up to the current needs, the current requirements, the current infrastructure, the current recreational amenities that will draw people in. We don't want to lose this. That is community service. That is community input. That's community benefit. We have letters of support from many fellow churches and camps as were referenced during the public testimony, and then also we have letters from many immediate neighbors in support of Glorieta 2.0's request for variances.

I ask this board respectfully to review the variance application on the merits of the variance criteria, on the applicable criteria that there are extreme circumstances, unique conditions to this property, the historic use of the property, the existing structures, and providing us the opportunity to move forward in a way that is productive, constructive and benefiting everybody in our local and national community. I thank you for your time.

MEMBER KATZ: Thank you. Does anybody on the Commission wish to ask any questions of the applicant.

MEMBER ANAYA: Mr. Chair, I do.

MEMBER KATZ: Yes, Phil.

MEMBER ANAYA: You stated that you didn't have a permit for the roads to be constructed?

MS. GAVIN: No, what I was saying is in the public testimony there were statements made that roads are currently being built, and I said that that was incorrect.

MEMBER ANAYA: Okay. I thought I heard that there were permits prior to.

MS. GAVIN: There were permits, as I stated during my presentation. There are nine development permits that were issued by Santa Fe County and building permits issued by CID for existing structures that needed some remediation. Yes.

MEMBER KATZ: Other questions? I have a question about the mud and the mud rinsing that I noticed that was discussed and there was concern that that's a problem, because it goes into the creek. Is there a way of remedying that?

MS. GAVIN: Vice Chair and board members, I think you are speaking in reference to the mud pit?

MEMBER KATZ: Yes

MS. GAVIN: The mud pit platform. So that recreational amenity is basically there's a depression in the ground where it is filled – water is added, makes mud. There is a wooden platform that allows access into the water, access off, and then the rinsing of the participants is done on that platform. Currently, we are not allowed to use that platform but as far as any runoff into the creek, I may have Oralynn Guerrerortiz address this but as part of our variance application, there are retention ponds and grading associated with that mud pit to contain any new runoff. County code makes it very clear that any historic flow is allowable but if you are intensifying any type of runoff it must be contained. So would you like Oralynn to address that?

MEMBER KATZ: Yes, please. My understanding is that where that platform is is one of the 30 percent slopes, part of it, and that I assume that's fairly close to the river. Is it?

MS. GUERRERORTIZ: It's not. It's not that close to the river. It's not – correct me if I'm wrong but it's not in the floodplain. No, it's not in the floodplain. Coming in after the fact, after some of these things were built, we have to guess sometimes where 30 percent slopes were disturbed and we tried to err on the side of being conservative. So I see 30 percent slopes there today and I identified those as possibly having been disturbed in the past. I'm not sure if they weren't created during the construction of the nearby parking lot that was right adjacent to it or when the mud pit itself was built. But we identify 30 percent slopes in that area that could have been associated with that construction.

But again, the way the mud pit has been designed, it's got freeboard so the water that they're spraying and things like that never leaves the mud pit area. It actually keeps flowing into it and they don't have a problem where that flow makes it into the creek.

MEMBER KATZ: Thank you. Okay. Yes.

MS. LUCERO: Mr. Chair, if I could, in regards to the mud pit, the Environmental Impact Report that was submitted did talk about water quality issues regarding the mud pit platform and there were a couple of mitigation measures recommended to the mud pit. One was relocation of the platform and the other I believe stated that there could be some kind of collection system. So just in relation to –

MEMBER KATZ: That was what I was noticing and read and that was what I was wondering, how that would be remediated or dealt with.

MS. LUCERO: And I believe you have the Environmental Impact Report as part of your packet.

MEMBER KATZ: Oh, we do. All 150 pages of it.

MS. LUCERO: If you want to reference that it's on page 67.

MEMBER KATZ: Thank you.

MEMBER MARTIN: Mr. Chair, I have a question about the Santa Fe County land use facilitation program project meeting report that was November 17, 2017 and in this, under the designation of Other. It's page NBB-133 if you want to – under Other it says the applicant stated that the use permit would only cover their current projected uses. If someone later wanted to create a high-end resort they would need to reapply for the proper permits. So is that being contemplated?

MS. GAVIN: No. No.

MEMBER MARTIN: Thank you.

MS. GAVIN: No, Vice Chair and board members, there are no plans to change the uses of the property. The property will remain as a retreat center with religious affiliated outdoor activities and camps.

MEMBER MARTIN: Thank you, Mr. Chair.

MEMBER KATZ: Okay. I have another question for staff. A lot of the staff response to the requests for the variances were that they did this without a permit. They shouldn't have. That violated the code. And I understand the very strong feelings about that and share those strong feelings of course. But what we're looking at now, and I'm a little concerned and I don't know whether the County Attorney or staff that can help me with this is our role here is we're looking at perhaps whether this is something that we would approve and give a variance to if it weren't built yet. And I would be keen on getting input on that from staff and perhaps if I could focus on perhaps the two extremes.

The treehouses are too high and they are built on areas that are too steep and they disturb a little bit of area. They don't meet even that 12,000 standard. So that's one situation and I'd be curious how staff would feel about a variance for one of the treehouses, versus the road. The Zip Tour Road, which is very extensive and has lots of disturbances of the ground. Is that possible to get a reaction from staff on that?

MEMBER ANAYA: Mr. Chair.

MEMBER KATZ: Yes, Phil.

MEMBER ANAYA: Before staff answers that question I'd like to invoke our privileges for executive session.

MEMBER KATZ: When we start deliberating I think that would be appropriate.

MS. LUCERO: Mr. Chair, in analyzing the requests for the variances we were mainly looking at disturbance of slopes, how it could affect erosion, contamination, safety concerns, slope stability – that sort of thing. As you know, the majority of variances that come forward staff does not support so in regards to the variances regarding the treehouse, the height and the disturbance, I think there is a relevance to how much area they're disturbing of land but the fact remains that they don't meet the code requirements, basically. I don't know if that answers your question.

MEMBER KATZ: Well, the variance requirements, the criteria for the variance, asks us to weigh if it's sufficiently important to this organization and the operation versus perhaps the degree of disturbance and damage and such like that. So it sort of does become important, I think and we recognize that staff has more expertise in this than we do and that's why we appreciate your advise on whether there is a difference between a area of 400 feet disturbances and 30,000 feet of disturbance.

MS. LUCERO: So Mr. Chair, based on the amount of disturbance, I think the impacts would be greater if there were larger areas of disturbance. It would create greater issues, the larger the area of disturbance.

MEMBER KATZ: Okay. Thank you. Colleen you wanted to respond to that.

MS. GAVIN: I just wanted to add some clarification on the code. The code does provide for up to three areas of 1,000 square feet of disturbance where the improvements are for roads or drainage improvements. So on a lot of these structures that are identified under the 30 percent, a lot of the disturbances are due to the requisite drainage improvements that we'll need to implement as a part of the construction that's already occurred, as well as for the road. Obviously, the road, the disturbances are greater than 1,000. There's greater than three occurrences of 1,000. But there are provisions in the code, so if we came in just with the treehouse, for instance, the treehouse had 450-some-odd square feet of disturbances of 30 percent. But if that disturbance – and I don't have the drawings right in front of me so I can't speak accurately – but if those disturbances are based on some drainage improvements, and that disturbance is less than 1,000 square feet and there's less than three occurrences of that, that would be allowable. A variance would not be required.

So I think that in this application we are providing you everything. And I know it's a lot to look at, but we're giving you, per the County's recommendation and guidance that we presented you with the whole picture of everything that needs to be done. But if you were to piecemeal all these variances, you could probably strategically take some of these items, present them independently and not have to require a variance. So in this case we felt it was most efficient and it was basically our proper due diligence to look at everything holistically and present everything at once.

But there are provisions within the code that could allow some of these variances to not be necessary.

MEMBER KATZ: Okay. Thank you. One more question for staff. If the Zip Tour Road – it is considered a local road under the code. Is that correct?

MS. LUCERO: Mr. Chair, that's correct.

MEMBER KATZ: If it were not a local road but something lesser than that, would that limit the – would that change somehow how we would evaluate the variance?

MS. LUCERO: Mr. Chair, no it would not. The slope or the grade requirements would remain the same and the width would remain the same as well. The width requirements.

MEMBER KATZ: Even if it were just a trail?

MS. LUCERO: A trail would be different. A road where vehicles pass and fire, emergency vehicles would need to get access would be different circumstance than a trail.

MEMBER KATZ: Okay. Thank you. Yes, Oralynn.

MS. GUERRERORTIZ: December of last year there were some code modifications that were adopted that permitted roads to have 15 percent grades and even in excess of that with Fire Marshal acceptance. So actually some of the variances that are before you, there's more flexibility in the code today than had existed in the past. My concern is when the County wrote the code they didn't envision a project like the Zip Tour Road. A local road standard is written for something that has more than 300 trips a day. It's absurd in a way to apply that standard which would apply to the street I live on, Juniper Drive, or many streets in our community, apply that standard to the Zip Tour Road. Because the Zip Tour Road isn't open really to the public. It's being used by these people for the purpose of presumably checking on kids. I think they make them hike up there. I'm not really sure. But also, if there's a problem on the zip line or something like that, so the Fire Marshal can get up there with his ambulance and things like that.

The application of a local road standard, again, that would apply to roads in subdivisions and other places, it's just not logical here. But the County code couldn't contemplate every possible project. And so you all did the best you could given what you were examining. This project is unique and that's why it's in front of you requesting variances. Thank you.

MEMBER KATZ: Along that line, staff, can there be – can we impose limits on the use of the road, as a condition of approving the variance?

MS. BROWN: Mr. Chair, the code allows you to impose reasonable conditions on any variance. It doesn't define the scope of those and I think in your deliberations you'll explore that.

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

MEMBER KATZ: Thank you very much. Okay. Anything else? Okay, there has been a suggestion that we go into executive session to deliberate and a motion. Is there a second?

MS. BROWN: If you could just explicitly state the basis for going into executive session, which is provided on your agenda under item IX. which is pursuant to Section 10-15-1(H)(3) of state statute.

MEMBER KATZ: What she said. We are allowed to go into executive session to deliberate.

MEMBER ANAYA: Mr. Chair, would you like for me to read that since I made the motion?

MEMBER KATZ: Well, you could read it but she already read it and I think that's enough.

The motion to go into executive session pursuant to Section 10-15-1(H)(3) NMSA 1978 passed by unanimous [6-0] roll call vote as follows:

Filandro Anaya	Aye
Renae Gray	Aye
Frank Katz	Aye
Leroy Lopez	Aye
Susan Martin	Aye
Steve Shepherd	Aye
Charlie Gonzales	Recused

[The Planning Commission met in closed session from 7:42 to 9:12.]

MEMBER KATZ: Thank you all for hanging in there.

MEMBER ANAYA: Mr. Chair.

MEMBER KATZ: Yes, Phil.

MEMBER ANAYA: I'd like to make a motion to reconvene.

MEMBER MARTIN: Second.

The motion passed by unanimous [6-0] voice vote.

MEMBER KATZ: We were in executive session. The only thing we discussed was our deliberations about this case and no decisions were made and no actions taken. We're now going to make decisions and take actions. So we have seven variances and we will take them in order.

On the first variance, which is to allow the variance for both of the roads from the rural road classification and design standards. I would move on that to allow the variance, but with conditions. And the conditions are that the road will only be used for emergency purposes – medical or fire emergencies, and that work done on the road can only bring it to the necessary standard for that emergency use, and we expect that that will be extremely infrequent, and work to mitigate any erosion problems that the current situation or that the improvements would cause. Do I have a second?

MEMBER ANAYA: Second.

The motion passed by majority [5-1] voice vote with Commissioner Shepherd casting the nay vote.

MEMBER KATZ: Oralynn, you seem to have a problem.

MS. GUERRERORTIZ: Would the Commission consider allowing also use of the road for purposes of inspection of the equipment and possibly maintenance of the zip line equipment. Because if they have to like bring something up that's heavy or whatever, it may be appropriate in those cases.

MEMBER KATZ: Certainly the inspections and I think maintenance. Okay. Let me then further move that an additional exception to the condition of use is for inspections. Do I have a second for that?

MEMBER GRAY: Second.

The motion passed by majority [5-1] voice vote with Commissioner Shepherd casting the nay vote.

MEMBER KATZ: Variance two. This is allowing structures to be constructed where the natural slope is over 30 percent. And there are several different structures. I would move to allow the construction on all of the 12 items except the two treehouses.

MEMBER GRAY: I second.

The motion passed by majority [5-1] voice vote with Commissioner Shepherd casting the nay vote.

MEMBER KATZ: Variance three is somewhat similar to variance one, that the roads shall not be designed or constructed where the slope is over 25 percent. And that's both of the two roads. And I would move on that to grant the variance with the same conditions that were imposed on variance one.

MEMBER MARTIN: Second.

The motion passed by majority [5-1] voice vote with Commissioner Shepherd casting the nay vote.

Variance four is the one that only allows 12,000 square feet of disturbance in an area over 7,400 feet and I think – I think that we accept the situation of this land, the unusual circumstance that the entire lot except for a tiny portion is all over 7,400 feet and a lot of it's flat and in the bottom. And we agreed that the area above 7,400, that it's not going to be so incredibly visible that it would be a problem. And so I would move to vote yes and allow the variance on these, I think, ten items.

MEMBER GRAY: Second.

The motion passed by unanimous [6-0] voice vote.

MEMBER KATZ: Variance six is the removal of significant trees. Did I skip five?

MEMBER ANAYA: We're on five.

MEMBER KATZ: Okay. I'm sorry. Variance five is the removal of significant trees. I need a motion.

MEMBER MARTIN: Mr. Chair, I move to deny the variance, variance 5, Section 7.17.9.2.7, no significant tree may be removed from slopes greater than 30 percent.

COMMISSIONER SHEPHERD: Second.

The motion passed by unanimous [6-0] voice vote.

MEMBER KATZ: Variance six is the flyline from the Holcomb building.

MEMBER ANAYA: Mr. Chair.

MEMBER KATZ: Yes.

MEMBER ANAYA: I'd like to make a motion.

MEMBER KATZ: Okay.

MEMBER ANAYA: I'd like to make a motion on variance #6, SLDC Table 8-7 as a no.

MEMBER MARTIN: Second.

The motion passed by majority [4-2] voice vote with Members Katz and Gray voting against.

MEMBER KATZ: The motion was to deny the variance on number six on the Holcomb flyline. [inaudible] The height. [inaudible] No, it's just the Holcomb fly line. One structure. And there were four yeses for the motion to deny it and two noes on that motion.

And variance seven –

MEMBER ANAYA: Mr. Chair.

MEMBER KATZ: Yes.

MEMBER ANAYA: Can I make a comment before we go further on seven to close this part of the meeting? We as a board believe in progress. We like to see things happen into the county and if it's good for the children, the kids, and the neighborhood or the whole entire Santa Fe County, we think it's a good thing. And what I have a real problem with is that the agency that is working with this right now knows the procedures and understands them. And we as a board felt very strongly, or I do, that we were taken advantage of, that cart before the horse came.

We understand that you guys have proceeded with a lot of things that you knew better, as owners. We're not Texas; we are New Mexico. And we are proud New Mexicans. And we're proud of our kids. We're proud of our families. We're proud of our districts. We're proud of New Mexico. So I don't want to see this come up again and say, well, in Texas we don't do it this way, because you're not in Texas. You are in New Mexico. Santa Fe, New Mexico. The County of Santa Fe.

So I do not personally approve of the way that this came down. And Mr. Chair, I've said my piece.

MEMBER KATZ: Okay, let's finish up and do variance seven, which is to allow taller structures on slopes greater than 15 percent. There are six of them. And the testimony was that they were not publicly visible which is basically why you have that

rule, to not have things sticking up on steep slopes. And so I would move to grant the variance on number seven.

MEMBER GRAY: Second.

The motion passed by unanimous [6-0] voice vote.

MEMBER KATZ: We recognize the value of the camp and the joy that it brings to the kids that have gone there. I think there is ample evidence in the record of just how wonderful it has been for them. And we feel that it is in the public interest to have this facility for the kids. We further recognize that there are a number of aspects of the property which make it unique, the idea that it's all above 7,400 feet. That to have flylines you've got to have vertical distance so that they will work, and that it is a peculiar difficulty to do that and that it does produce a hardship on not only the owners but the kids who use it to not be able to do that.

And we also make the finding that the spirit of the code is observed and that substantial justice is being done here. We further, echoing a little bit what Phil said, are incredibly distressed that this was done without approval. We would – let me add one thing before I go where I'm going on that. We would add additional conditions to all of the approvals. Do you want me to read them into the record?

I will move these additional conditions.

1. That development permits for the grading of roads that are the subject of the various applications shall be submitted to the Building & Development Services for approval. Prior to submitting a development permit the applicant shall consult with the County Fire Marshal and design the roads to meet the Fire Marshal's requirement. The design of these roads shall also include a plan and profile illustrating how the applicant will mitigate drainage and erosion control.
2. The development permit for grading of the trails, biking and hiking, that are subject to the variance application shall be submitted to the Building & Development Services for approval. Prior to submitting a development permit the applicant shall consult with the County Fire Marshal. The design of these trails shall also include a plan and profile illustrating how the applicant will mitigate drainage and erosion.
3. The development permits for the flyline – no, we don't need that because it didn't get approved.
4. Development for all the unpermitted structures, developments, improvements included in the variance requests shall be submitted to the Building & Development Services for approval. The plans for these structures shall be stamped by a New Mexico registered engineer.
5. The applicant shall not utilize any of the unpermitted structures, developments or improvements, roads and trails listed in the site development plan until such time as the development permits are approved by the Building & Development Services and structural permits are granted by the New Mexico Construction Industries Division.

I think we all had great concerns about safety and that's not our job; that's CID's job and we are expecting them to do their job. Now, when people do what this applicant did, by making all of these improvements without permits, without approvals, it puts us

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in a terrible position. It really makes us want to say no, take it all back. Undo it. And that's not really how we saw our job. We saw our job as to look at these things, these proposals, and say, well, do they meet the variance standards? Are they, with regard to the slope and the disturbance on the slope, should they be approved or not approved? And we tried to do our job there.

I do feel strongly, and I think my Commission members share the view that it's incumbent on the County to take appropriate action and we urge the County to do so by citing the violations which they've done and proceeding to impose fines, and by fines I mean substantial fines. We had violations that under the code were created and maintained for multiple years and the code provides for up to a \$300 fine for each violation, and every day is a violation. And it would not upset me to see the County say there were at least ten violations and it went on well more than a year, and that there should be fines in the hundreds of thousands of dollars. And I hope the County will take some action on that. I think that would help us in saying that we are now doing our job in looking at slope and disturbance and that, and it's not our job to punish you, but it is the County's job to punish you.

MS. BROWN: Mr. Chair.

MEMBER KATZ: Yes.

MS. BROWN: I just want to be make sure you'll be taking a second and a vote on your conditions.

MEMBER KATZ: Thank you. Okay. I've moved the conditions that I read. Is there a second to those?

MEMBER ANAYA: Second.

The motion passed by unanimous [6-0] voice vote.

MEMBER KATZ: Thank you, Rachel.

FRANK HERDMAN: Mr. Chair.

MEMBER KATZ: Frank.

MR. HERDMAN: Mr. Chair, my name is Frank Herdman. I'm counsel for the applicant. I wanted to revisit very briefly an issue that Oralynn raised moments ago, and I want to make sure that I understood, with respect to the conditions of approval on variance #1 and #3, that the – Oralynn mentioned the ability to use the road for maintenance of the zip line, and so I want to make sure that the Commission understands that's tantamount to terminating the use of the zip line. Because that road does require – there's heavy equipment to ensure the health and safety of the use of that facility. So that – just so the board is informed, that will result in the abandonment of the zip line. And I just wanted to make sure the board understood the implications of the not being able to maintain the zip line, which as you understood from the testimony, is inspected on a regular basis. If it requires maintenance there's machinery that is likely to need to go up to the roads. We're talking about cables, things of that nature that will require maintenance that cannot be walked up that road.

So just so the board understands the implications of the decision on those two will be the termination of the zip line.

MEMBER KATZ: I did ask the question about the frequency of inspections. Perhaps you can give us some sense of the frequency of maintenance.

[Previously sworn, Anthony Scott testified as follows:]

ANTHONY SCOTT: The state and federal inspections we've talked about are annual, but there's actually a daily inspection before each day. Before every use every day. [inaudible] And maintenance, every day there has to be a maintenance tech go up and check the brake systems, and so that is a daily activity as well. It takes a couple hours a day of maintenance to run the zip tour.

MEMBER GRAY: Mr. Chair.

MEMBER KATZ: Yes, Renae.

MEMBER GRAY: What kind of equipment do you need to go up there daily? A big piece of equipment? An automobile or truck?

MR. SCOTT: Yes. We take trucks or gators up there, because we have ladders and there's these things called zip brakes. They probably weigh 100 pounds? Yes, 100 to 110 pounds. There's no way to walk them up there, and those have to be traded out and things like that. And so it takes a truck up there every day.

MEMBER KATZ: What's the pleasure of the Commission?

MS. BROWN: Mr. Chair, if I could just inject a procedural comment. You have made a decision about the maintenance condition and so to the extent you are going to reconsider that, there would have to be a motion to reconsider. I believe that that would be your next step if you're even considering that.

MEMBER KATZ: Okay. I don't know whether we're considering it. That's what I'm trying to –

MEMBER ANAYA: Mr. Chair, who made the motion? On seven?

MEMBER KATZ: This is not seven, this is one. One and three. I made those motions. I would move to reconsider the motion.

MEMBER GRAY: I second.

The motion passed by majority [4-2] voice vote with Members Martin and Shepherd casting the nay votes.

MEMBER KATZ: So is that four yeses and two noes, I believe. Okay, so now let's reconsider the motion. I gather that what we're asking are we going to allow a truck to go up there every morning to check things out and the occasional big piece of equipment to go up carrying something heavy. And I would appreciate discussion on that.

MEMBER ANAYA: Mr. Chair, I would be considerate of the lack of appreciation of the laws and the rules of the County to allow them at their own discretion when they can take up a bulldozer or a big cat, because if we say okay to that, they can do it every day. Whereas the truck, I don't have an issue with the truck going up there for maintenance. But I do have an issue with taking the heavy equipment up there, merely because of past actions.

MEMBER KATZ: Yes, Colleen. Help us out.

MS. GAVIN: Thank you, Vice Chair, members. I just want to state that obviously with the improvements that are being proposed for this road, the road itself requires maintenance. This is going to be a basecourse road. So you have to bring equipment up to maintain a road. Typically basecourse roads have some type of maintenance once a year. So I just wanted to make that statement that to restrict any

equipment other than a truck for servicing the zip line equipment I think is unreasonably restrictive.

So obviously, we've heard your concerns and we respect your concerns, and appreciate the motion to allow for the use of the road and the variances that are being requested, but roads have to be maintained, whether they're paved, basecourse. If they're on bedrock, they have to be maintained, as well as the drainage improvements that are going to be required per the SLDC. Thank you.

MEMBER KATZ: Thank you. I've all too much familiarity with maintaining a dirt road with basecourse and we do it once every five years and we drive on it every day. And I'm not – I think that the tenor of what we decided was to allow them to have their zip lines. To let there be access to have the thing, and it seems to me that it would be a little self-defeating to then now say, oh, but you can't maintain them. We can't really say that, I don't think. And what I'm looking for is some sense of how we can do this, but maintain a strong limit on the use of the road. And I don't know whether that's something staff can help us with. Sometimes boards like us can punt to staff to outline a maintenance schedule or the amount of maintenance. I don't know whether that's something that is reasonable.

MEMBER ANAYA: Mr. Chair.

MEMBER KATZ: Yes, Phil.

MEMBER ANAYA: We're only talking about six months max out of the year for vehicles going up there for maintenance, or are they planning on using this thing year-round?

MS. GAVIN: Vice Chair, board members, just to clarify, are you talking about using the road for the zip line activity year-round? No. The zip line activity is limited to the summer months, so basically from May until – if I misspeak, correct me – May till August.

MR. WARD: Actually, it's really just – we'd like to be able to use it except in the winter. It's not accessible in the winter because the snow most of the year, so daily maintenance would be basically maybe eight months out of the year, to answer your question.

MS. LUCERO: Mr. Chair.

MEMBER GRAY: When you talk about maintenance, are you talking about heavy equipment, this isn't daily – am I correct? You could have restrictions on the amount of days that you go out there to maintain the road.

MS. GUERRERORTIZ: I only – I'm a civil engineer. I get involved with road maintenance all the time, and in a mountainous situation like this they require more maintenance, unfortunately, than some place in Moriarty. But I would anticipate that at most they'd probably really work on the road twice a year. They'd probably do it in spring, after the winter, and then maybe some time during the middle of the – during the rainy season. They may find a need for it just because of rain damage. So I would anticipate twice a year.

On Hagen Creek Road though, I don't know if we're talking about that one in specific, but the Hagen Creek Road, other people have rights to it. So other people have rights to – because there's holdings off this property. They actually pass through this property to access other lands. So there are other people who have rights to maintain that road, just for your information.

MEMBER KATZ: Thank you.

MEMBER GRAY: Just so I can clarify though, for the maintenance issue, we're talking about a truck daily going into maintain the zip line, and then the heavy equipment, maybe twice a year?

MS. GUERRERORTIZ: Yes. I think that's reasonable. We may have an unusual year, because we've had them before. And if they get a washout, they're going to want to fix that road so that the fire trucks can get in. The most important thing is to maintain that road for the fire trucks and frankly, the fire trucks are more difficult to get in than their trucks. Their trucks can get in in almost any bad situation, but the fire trucks are what they're really spending the time on making that road in better shape for.

MEMBER GRAY: I think what board member Anaya was concerned about is being safe. Talking about heavy equipment is the big cats, the big bulldozers, things of that sort. And that's the thing where he's wanting to limit it to not on a daily basis but maybe twice a year.

MS. GUERRERORTIZ: Yes, and that's more than reasonable. Frankly, once you build a road you usually just send a grader in after that. You don't do – you don't bring cats in on a regular basis. That's when you're rebuilding a road because there's been some kind of crazy situation happen, and it's not that it doesn't happen; it does, on our roads. But it's an unusual situation. So it's not daily by any means.

MEMBER KATZ: Okay, I think what I'm going to do is to move to add as an exception to the use of the road, daily inspection and maintenance of the zip lines, and twice yearly maintenance of the road. I can make a motion but I can't second it.

MEMBER GRAY: I second.

MEMBER KATZ: Okay. Discussion?

MEMBER ANAYA: Discussion would be – and I do see their point about if it is a rainy season and their trucks go in there and destroy the road because only part of the road is going to be used by the neighbors, correct?

MEMBER KATZ: The Hagen Creek Road, yes.

MEMBER ANAYA: Okay. So that's a road that I'm really concerned about being maintained also, because of your neighbors. You've got to be friendly to them. So the road to the zip line must be maintained also because of the EMT/fire/rescue, the whole nine yards. So that's what I want to make sure that was clarified.

MEMBER KATZ: Okay. Do we have a second?

MEMBER ANAYA: Second. Oh, Susan did. I'm sorry.

The motion passed by majority [5-1] voice vote with Commissioner Shepherd casting the nay vote.

MEMBER KATZ: I think that's it. Do we need more, Rachel? We've done too much.

MS. BROWN: I understood that you just added a condition to what had already been approved and I think that you've completed that process.

MEMBER KATZ: Yes. Okay.

COMMISSIONER SHEPHERD: Mr. Chair, could I speak?

MEMBER KATZ: Please.

COMMISSIONER SHEPHERD: One of the things that came up during the public comments here in this meeting was a couple of members of the Glorieta volunteer fire department talked about their concern about being able to cover incidences that are happening there. It's outside the purview of what we talked about today, but being a long-term member of the volunteer fire department in my district, I sympathize with what they're saying and I would recommend or encourage perhaps working with the fire district to put some type or fund some type of substation on your property, with the type of, let's say equipment needed, for the type of incidences that you probably would have onsite, so that the response is quick, and we're not putting an undue strain on an understaffed volunteer fire department that has to cover the whole district. Just a thought for you to consider.

B. Petitions from the Floor

None were offered.

C. Communications from the Commission Members

None were presented.

D. Communications from the Attorney

None were presented.

E. Matters from Land Use Staff

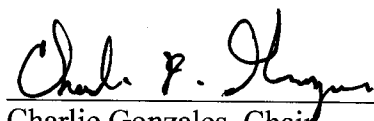
Ms. Lucero welcomed new member Stephen Shepherd, and advised the Planning Commission that next month's meeting might be at a different venue.

F. Next Planning Commission Meeting: March 15, 2018

G. Adjournment

Having completed the agenda and with no further business to come before this Committee, Chair Katz declared this meeting adjourned at approximately 9:42 p.m.

Approved by:



Charlie Gonzales, Chair
Planning Commission

ATTEST TO:

Geraldine Salazar
GERALDINE SALAZAR
SANTA FE COUNTY CLERK



Submitted by:

Debbie Doyle for Wordswork
Debbie Doyle, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

PLANNING COMMISSION MI
PAGES: 210

I Hereby Certify That This Instrument Was Filed for
Record On The 19TH Day Of March, 2018 at 09:29:24 AM
And Was Duly Recorded as Instrument # 1852532
Of The Records Of Santa Fe County

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

Rachel A. Brown

From: Vicki Marco <vmarco@longkomer.com>
Sent: Thursday, February 08, 2018 2:20 PM
To: Rachel A. Brown
Cc: Nancy R. Long
Subject: Re: Public Appeal To Staff/Commission of Hearing Officer Order-Glorieta 2.0

Dear Rachel,

The Public Appeal to Santa Fe County Staff and County Planning Commission of the Glorieta 2.0 Hearing Officer Findings dated February 4, 2018 (Public Appeal) contains certain allegations as to me, serving as the Hearing Officer on the Glorieta 2.0 application and I am responding to those allegations. The Public Appeal contains other allegations, including allegations as to County Staff, that are not addressed here.

The Public Appeal states that I have "alleged conflicts of interest, bias, and prejudice" because of a "continual business relationship with LifeWay, Baptist Convention of New Mexico, and Glorieta 2.0"; based on my provision of a legal opinion to Glorieta homeowners in 2011 and accepting a fee for doing so; that I cannot be impartial because I preformed previous legal work for the applicant; and that I am an active church member of the Southern Baptist Convention.

I did perform legal work (legal opinion) for three homeowners (two being a married couple) in the Glorieta development in 2011. My client was not LifeWay nor was it the Baptist Convention. Even if the work had been for either of these latter two listed entities, such work would not constitute a conflict under the Rules of Professional Conduct as the issue was not "the same or a substantially related matter in which that person's interests are materially adverse to the interests of the former client". Rule 16-109 A. NMRA. The issues contained in Glorieta 2.0's application have nothing to do with the issues I addressed for private clients in 2011. However, LifeWay and the Baptist Convention were not my clients.

I have never had any business relationship with LifeWay, the Baptist Convention of New Mexico or Glorieta 2.0. I am not and never have been an active (or inactive for that matter) member of the Southern Baptist Convention.

Although the Rules of Professional Conduct are informative as to conflicts and whether bias or prejudice could be present, the Hearing Office has a duty to decline to participate in any matter where she questions her ability to be impartial. Please be assured that I would never participate in decision making or in conducting hearings where I had a conflict of interest or any bias or prejudice and I had none in this matter.

Thank you allowing me to respond.

Sincerely,
Nancy Long

Nancy R. Long
Long, Komer & Associates, P.A.
2200 Brothers Road
Santa Fe, NM. 87505
505-982-8405

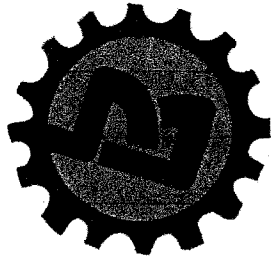
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sent by:

Vicki R. Marco
Paralegal
Long, Komer & Associates, P.A.
P.O. Box 5098
2200 Brothers Road
Santa Fe, NM 87502-5098

SFC CLERK RECORDED 03/19/2018



**BOULDER
MOUNTAINBIKE
ALLIANCE**



February 5, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
 Case #17-5190**

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests.

It would a a terrible waste of money and effort to cause the Glorieta Camp to destroy the infrastructure that has become an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important an ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

Steve Watts
Executive Director--Boulder Mountainbike Alliance
PO Box 4954
Boulder, CO 80306

SFC CLERK RECORDED 03/19/2018

February 4, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Glorieta 2.0 Variances, Case #17-5190

Dear Commissioners:

I write you to express my support for granting Glorieta Camps' variance requests.

I have lived in Santa Fe for 35 years and I am very active in the mountain biking community and the Santa Fe Fat Tire Society (local mountain biking group) and put time in every year to build and maintain mountain bike and multi-use trails. The purpose built mountain bike trails at Glorieta Camp, for which the variance is being sought, are arguably the best in Northern New Mexico. While the current situation is regrettable, the fact remains that the facilities Glorieta Camp has constructed, and made available to the mountain biking community and utilizes for a national and regional mountain bike races, is unique and enhances quality of life for the local community as well as drawing in visitors from New Mexico and out of state.

At a recent BTAC (Bicycle Trails Advisory Council) meeting I attended, a presentation was made regarding what it would take to move Santa Fe from the current IMBA (International Mountain Biking Association) Silver-level to Gold. One of the requirements that Santa Fe did not meet when last evaluated, was the existence of 'purpose built' mountain bike trails. The extensive networks of multi-use trails (La Tierra, Dale Ball, US Forest Service lands) allowed Santa Fe to reach the Silver level. Without the trails at Glorieta Camp, Santa Fe will not reach Gold-level status.

I understand that mistakes were made when the trails were first built, but my understanding is that Glorieta Camp does want to be a good neighbor and in the future will work hard to comply with all Santa Fe County regulations. Please do not take the very harsh action of requiring Glorieta Camp to remove the trails that have been built with a lot of hard work and sweat. This would punish Glorieta Camp but it would also take a resource from the local community and it would remove a desirable attraction for visitors.

Please grant the requested variance.

Sincerely,



Dr. Carl W. Gable
1051 Chicoma Vista
Santa Fe NM 87507

January 7, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:


I am writing to express my support for the granting of the Glorieta 2.0 variance requests.

The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses.

In addition, the Glorieta Camps facility is an important recreational resource for local families. It is situated on a unique property that offers activities which are not readily available for families elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

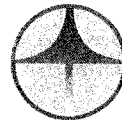
Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,


Gretchen Grogan
2677 Chelsea Lane
Santa Fe, NM 87505

SFC CLERK RECORDED 03/19/2018

Santa Fe Conservation Trust
Saving Land. For Everyone. Forever.



February 7, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests.

Glorieta Camps is a partner in the community-based trail planning initiative known as the Grand Unified Santa Fe Trails Organization (GUSTO). By signing on to the GUSTO partnership agreement, Glorieta Camps has indicated their willingness to work with a wide variety of local partners, including the City and County of Santa Fe as well as the Santa Fe National Forest and the Santa Fe Conservation Trust, to connect to and share their trails and other recreational resources for the benefit of the greater community.

The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important and ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

On behalf of the Board and staff of the Santa Fe Conservation Trust, as well as the greater community of trail-lovers in the Santa Fe area, I ask that you please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

Sarah Noss
Executive Director
Santa Fe Conservation Trust



Santa Fe Conservation Trust, P.O. Box 23985, Santa Fe, NM 87502
Phone: 505.989.7019 • Fax: 505.988.1455 • Email: info@sfct.org • Web: www.sfct.org

Printed on 100% recycled post-consumer paper

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Glorieta 2.0 Variances
Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. 2018 will be the third year Glorieta will host the Big Mountain Enduro mountain bike race. This is the largest race series in the US and brings over 1000 people to Santa Fe, the majority of which come from out of state. In addition, the Glorieta Camps facility is an important ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

Frank W. Reeves

SFC CLERK RECORDED 03/19/2018

January 31, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Glorieta 2.0 Variances
Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,



John Evaldson M.D.
1807 B Arroyo Chamiso
Santa Fe NM 87505

January 31, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501


RE: Glorieta 2.0 Variances
 Case #17-5190

Dear Commissioners:

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Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,


Abeer Evaldson

SFC CLERK RECORDED 03/19/2018

February 5, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

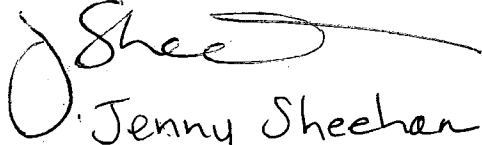
RE: Glorieta 2.0 Variances
 Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta Camps variance requests. Glorieta 2.0 offers a unique combination of outdoor adventure and religious study in a beautiful natural setting. Their mission is "to inspire Christ-like change through outdoor adventure, authentic relationships, and Biblical truth." The bike trails, zip lines, and other outdoor amenities they offer are integral to the success of their program, which is targeted to young people and families. Their dedication to helping youth and families find their spiritual truth through rigorous activity is a positive force for our community and for visitors alike. In addition, they add substantially to the tax base of the County through their immensely successful outreach programs, which draw thousands of visitors annually.

Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors.

Sincerely,



Jenny Sheehan
11409 Haines Ave NE
Albuquerque, NM
87112

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

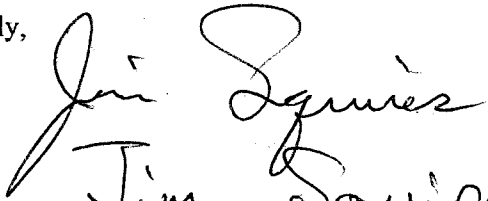
**RE: Glorieta 2.0 Variances
Case #17-5190**

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Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors.

Sincerely,


Jim Squires

My Son has been able to work for them. I believe it was a valuable experience as well as a good summer job. The camps are great for the area as they allow access to what they have.

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

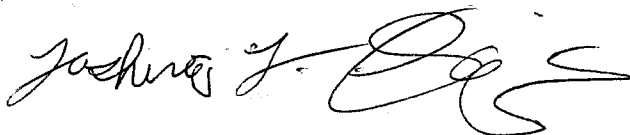
RE: Glorieta 2.0 Variances
Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta Camps variance requests. Glorieta 2.0 offers a unique combination of outdoor adventure and religious study in a beautiful natural setting. Their mission is "to inspire Christ-like change through outdoor adventure, authentic relationships, and Biblical truth." The bike trails, zip lines, and other outdoor amenities they offer are integral to the success of their program, which is targeted to young people and families. Their dedication to helping youth and families find their spiritual truth through rigorous activity is a positive force for our community and for visitors alike. In addition, they add substantially to the tax base of the County through their immensely successful outreach programs, which draw thousands of visitors annually.

Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors.

Sincerely,



JJ Joshua Squires

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

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Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors.

Sincerely,

Janice Squires
Janice Squires

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501


**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

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Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

Donald Ulrich


January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

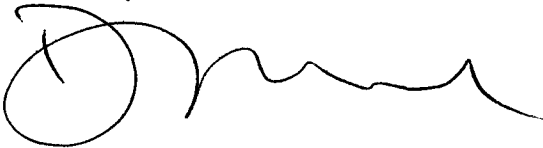
**RE: Glorieta 2.0 Variances
Case #17-5190**

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Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

A handwritten signature in black ink, appearing to read 'Danielle Haras', with a large, stylized initial 'D'.

Danielle Haras

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

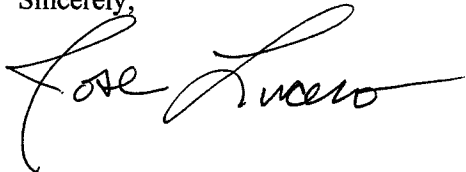
**RE: Glorieta 2.0 Variances
Case #17-5190**

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Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

A handwritten signature in black ink, appearing to read "Jose Lucero". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

February 2, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: **Glorieta 2.0 Variances**
Case #17-5190

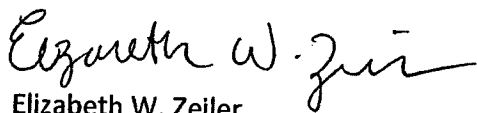
Dear Commissioners:

Given the uncertainty of our State's economy and the difficulty we have raising funds, especially where recreation and infrastructure are concerned, I support granting the Glorieta 2.0 variance as requested.

The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. The facility is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. The partnering of Glorieta Camps with the community of Santa Fe has spawned an economic development opportunity where none existed before. For several years now, in conjunction with the Outside Bike and Brew Festival, Glorieta Camps has sponsored and hosted the Bike and Brew Enduro. Events such as this enhance the growing recognition that our outdoor quality of life can be an economic driver and facilitate the emergence of New Mexico as an outdoor recreational destination.

Looking ahead, Glorieta Camps builds on our community values and adds to our well-being. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offer. It would be a shame to ignore the well-meant intentions of the camp and let this opportunity slip by. Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,



Elizabeth W. Zeiler

110 N. El Rancho Road

Santa Fe, New Mexico 87501

(505) 795-4328

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Glorieta 2.0 Variances
Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta Camps variance requests. Glorieta 2.0 offers a unique combination of outdoor adventure and religious study in a beautiful natural setting. Their mission is "to inspire Christ-like change through outdoor adventure, authentic relationships, and Biblical truth." The bike trails, zip lines, and other outdoor amenities they offer are integral to the success of their program, which is targeted to young people and families. Their dedication to helping youth and families find their spiritual truth through rigorous activity is a positive force for our community and for visitors alike. In addition, they add substantially to the tax base of the County through their immensely successful outreach programs, which draw thousands of visitors annually.

Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors.

Sincerely,

Patricia Jenkins

There are many times that I end up mountain biking by my self. Having a place like Glorieta Camps with the type of trails that I like to ride, gives me a safe place to ride.

Thank you for consideration of approving these variances -
Patricia Jenkins

February 6, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. The Glorieta Camps facility has become an important destination for mountain biking in the Santa Fe area. The purposed built bike trails are unlike any others in the area surrounding Santa Fe. Their construction has contributed to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. Last May, friends of mine from Tucson Arizona came out and rode the trails and thought they were exceptional. They attended the Big Mountain Enduro Race, which drew hundreds of people to Santa Fe. They have already planned a return trip to ride them again this spring for the same race, which promises to be even bigger this year.

The Glorieta Camps facility is also an important an ongoing resource for local residents. I regularly go out to the camp on the weekends to ride these fantastic trails. It is situated on a unique property that offers activities which are not available anywhere else in Santa Fe County. The removal of these trails would be a huge loss for the Santa Fe mountain bike community and the community of Santa Fe at large.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

Dr. Juffy D. [Signature]

SFC CLERK RECORDED 03/19/2018

Jose Larranaga

From: Chase Hildenbrand <chase.hildenbrand@gmail.com>
Sent: Wednesday, February 14, 2018 9:07 AM
To: Jose Larranaga; pengreen@santafeecountynm.gov
Subject: Glorieta Camp

To Whom It May Concern:

I think this is probably too late in the game, but I understand there's a hearing tomorrow regarding the activities allowed on the campus of Glorieta Camp.

This organization positively influences thousands of kids/students each year. My experience with their leadership has been great, and I know they've gone to every extreme to be in compliance with the county. When they could have griped about the situation they took the high road and continued to pursue whatever change they could control.

The experiences that some students cannot have at Glorieta this past summer were unfortunate. So many life skills and principles can be taught through these incredible (and now very very safe) opportunities.

Please have favor on Glorieta!

Thank you for your consideration

--

Chase Hildenbrand
Middle School Pastor
Christ Community Church
(520) 296-8501
<http://ccctucson.org>

Jose Larranaga

From: Ray Miranda <ray@thestorychurch.org>
Sent: Tuesday, February 13, 2018 9:55 PM
To: Jose Larranaga; Penny Ellis-Green
Subject: I Didn't Care What Glorieta Camps Was About

Thank you in advance for reading my note on Glorieta Camps.

The first time I experienced Glorieta Camps, what they did and what they were about mattered very little to me. A friend gave me a call and said he was headed to check out the camp as a possible place to take the students who were part of his church. I also lead a church but that's not why I went. I was looking for a mini-vacation with a good friend and I knew this would be a beautiful area to do it. My expectation was a full-court sales pitch that I would have to patiently wait through in order to get to the stuff I really wanted to do. So, they didn't start with my attention and would have hard time getting it (I'm not exactly an easy "sale"). I ended up being very surprised...actually, refreshed would probably be a better word. There was no sales pitch. There was no pressure. What I did find was a group who had passion, purpose and love. I experienced leaders who, while having a long list of things to do, treated each person as if they were at the top of that list. Not only that, they cherished and respected the land that they had been entrusted with and they wanted others to fall in love with it as well. Part of their desire was for people to experience adventure whether it was a person who grew up in these surroundings or those who were taking their very first steps in them. When I saw what they were about and what they dreamed to provide, I couldn't help but be inspired. I wanted to share this with the people that mattered so much to me - the people of the church I serve and my own family. I went back and told everyone, "we have to go there." So, we did...for three straight years. I built it up to such a degree that I wondered if those who were to go would feel as I had. They did and the stories we have are many and the memories will be told through the course of our lives. This would not happen if they weren't so intentional about people, about adventure, about beauty, about challenge, about safety, about creation and about purpose. The camp, with its purpose, weaves so well into the beauty that surrounds it, they are inseparable. I think of a drive I took with a Suburban full of teens with a teenager named Lester to my right. "Lester, have you ever been to New Mexico and have you ever been in the mountains?" Lester said, "No and no." Lester not only went for two years, in the second year, when we left camp - He stayed to be part of the program as a volunteer. The people of Glorieta Camps had that kind of impact on him. He, who once feared heights, now works a rock climbing wall in town where we are from and will be going back to Glorieta in a few short months. It's amazing to me, the first time I went - I went to enjoy the beauty of an area that you obviously care so much about. What surprises me is that somehow, this group of intentional, loving, others centered and adventure seeking people, somehow made it even more beautiful. When we go back, my oldest will be with me for the 4th time and I also have son that will be going for the very first time. I...can't....wait. What they strive for is inspiring. How they go about it, even more so. With what you do and your ability to approve steps they are seeking to take to further their good work, you actually have the opportunity to share in the impact on others they will have. With this team, you can trust they will represent what you desire well.

Thank you for your time.

Ray Miranda
Pastor | The STORY Church
Psalm 116: 1,2

SEC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501


RE: Glorieta 2.0 Variances
Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,



Jeff Della Penna
(505) 231-5039

P.O. Box 31773
SANTA FE, NM 87594

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

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Case #17-5190**

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Sincerely,



SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

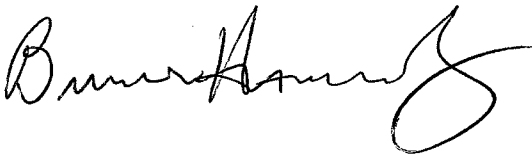
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Sincerely,

A handwritten signature in black ink, appearing to read "Bruce H. Anderson", written in a cursive style.

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

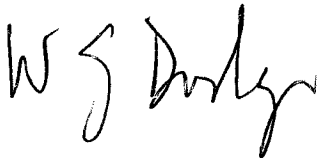
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Sincerely,

A handwritten signature in black ink, appearing to read "W J Dwyer". The signature is written in a cursive, flowing style.

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

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Case #17-5190**

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Sincerely,

A handwritten signature in black ink, appearing to be "J. M. M.", written over a horizontal line.

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

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 Case #17-5190

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Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

A handwritten signature in cursive script, appearing to read "L. Cadena", is written in dark ink.

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

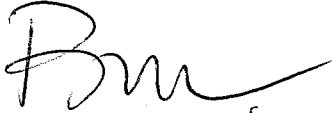
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Sincerely,



Bill Roth
board member Santa Fe Fat Tire Society

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

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 Case #17-5190**

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Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Goy", with a stylized flourish at the end.

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

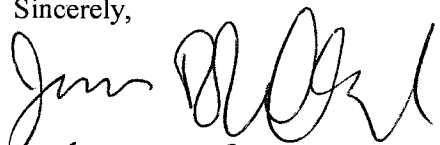
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Sincerely,


James Robillard
618 Alameda, 87505

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501


**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

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Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,



BRAD NEWHALL

SFC CLERK RECORDED 03/19/2018

February 14, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta Camps variance requests. Glorieta 2.0 offers a unique combination of outdoor adventure and religious study in a beautiful natural setting. Their mission is "to inspire Christ-like change through outdoor adventure, authentic relationships, and Biblical truth." The bike trails, zip lines, and other outdoor amenities they offer are integral to the success of their program, which is targeted to young people and families. Their dedication to helping youth and families find their spiritual truth through rigorous activity is a positive force for our community and for visitors alike. In addition, they add substantially to the tax base of the County through their immensely successful outreach programs, which draw thousands of visitors annually.

Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors.

Sincerely,

Sarah Thien
980 Tsankawi Street
Los Alamos, NM 87544

SFC CLERK RECORDED 03/19/2018

February 14, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

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Sincerely,

Andrew Thien
980 Tsankawi Street
Los Alamos, NM 87544

SFC CLERK RECORDED 03/19/2018

Jose Larranaga

From: Julia Valdez
Sent: Thursday, February 15, 2018 1:04 PM
To: Jose Larranaga
Subject: FW: VM regarding Glorieta Baptist Center - Message from SANTA FE,NM (5054660503)
Attachments: VoiceMessage.wav

Hi Jose,

I spoke with Vicki about this voice mail (attached) that this gentleman left for Comr. Moreno which I immediately removed from his box. This is regarding the Glorieta Baptist Center.

Gordon Brown (?) 23 Encantado Loop, 466-0503

I have just started to hear about people who got the Baptist Center.

I don't really want to interfere with the right to their private property. I don't like the fact that they're poisoning and killing predators including bears. They're not really dangerous to kids because they won't be around if there are that many kids, they'll get the hell out of there.

It's not a good thing that's going on there. They've got a whole bunch of unpermitted structures and this and that. I'm not sure I want to join the hub-bub. I definitely think maybe some scrutiny should be made before giving these people a blank check on what they've done. I think they should be looked at because they are very wealthy and have done some pretty destructive things on their property.

Thank you so much.

Julia
505.986.6202

Confidentiality Notice: This e-mail, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited, unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: Cisco Unity Connection Messaging System [mailto:unityconnection@co.santa-fe.nm.us]
Sent: Thursday, February 15, 2018 9:01 AM
To: Edward H. Moreno <edmoreno@santafecountynm.gov>
Subject: Message from SANTA FE,NM (5054660503)

SFC CLERK RECORDED 03/19/2018

LEGEND

EXISTING IMPROVEMENT

EXISTING IMPROVEMENT WITH MODIFICATIONS

5 Holcomb Building

10 New Mexico Hall

24 Waterfront Towers

25 Lake Docks
27 Zip Tour Road

28 Former Shooting Range Deck

Bullington Financial 4-27

Holcomb Flylines

34 Challenge Tree H

35 Overnight Tree House
36 Tree Rappel Structure

37 Mud Pit Platform
38 Green Trail Foot Bridge (

Green Trail Foot Bridge 2

40 Routes to Building
50 Overflow ParkingReclamation Area
Reclamation Area
Reclamation Area

Zip Tour Platforms

51 Ecology

of Bike Tosses - Estimated

Trails

Hagen Creek Road
New Mexico Hall Fountain

Bike Terrain Area

SEC CLERK RECORDED 03/19/2018

SCALE 1"=300'

300' 0 300'

DESIGN ENGINEERING

Mr. L.
Santa Fe
(5)

GLORIETA 2.0

KEY MAP OF ALTERATIONS

SCALE	DATE NO.
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1"=300' 06/19/2017

S:\Server\Folders\Old Server Projects\Files\DWG PROJECTS (backups & plots)\2018-02-13 SITE PLAN PLUS.dwg, 2/15/2018 12:34:20 PM, Adobe PDF



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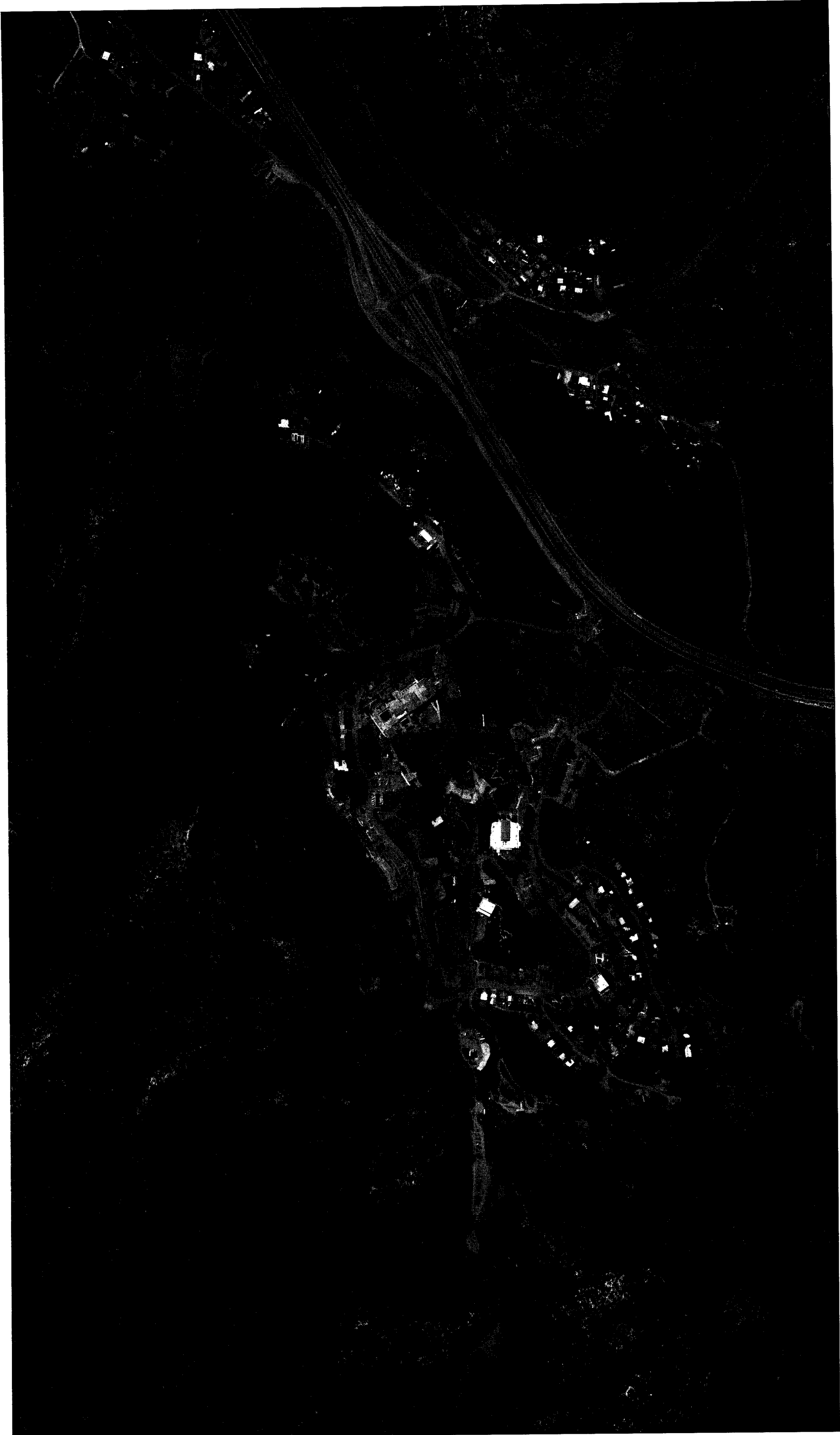
Glorieta 2.0 Variances

Planning Commission Meeting

February 15, 2018

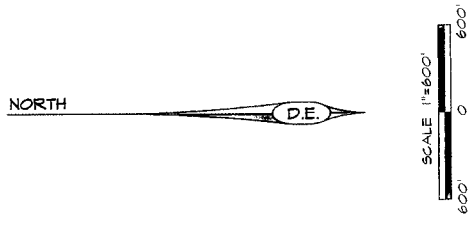
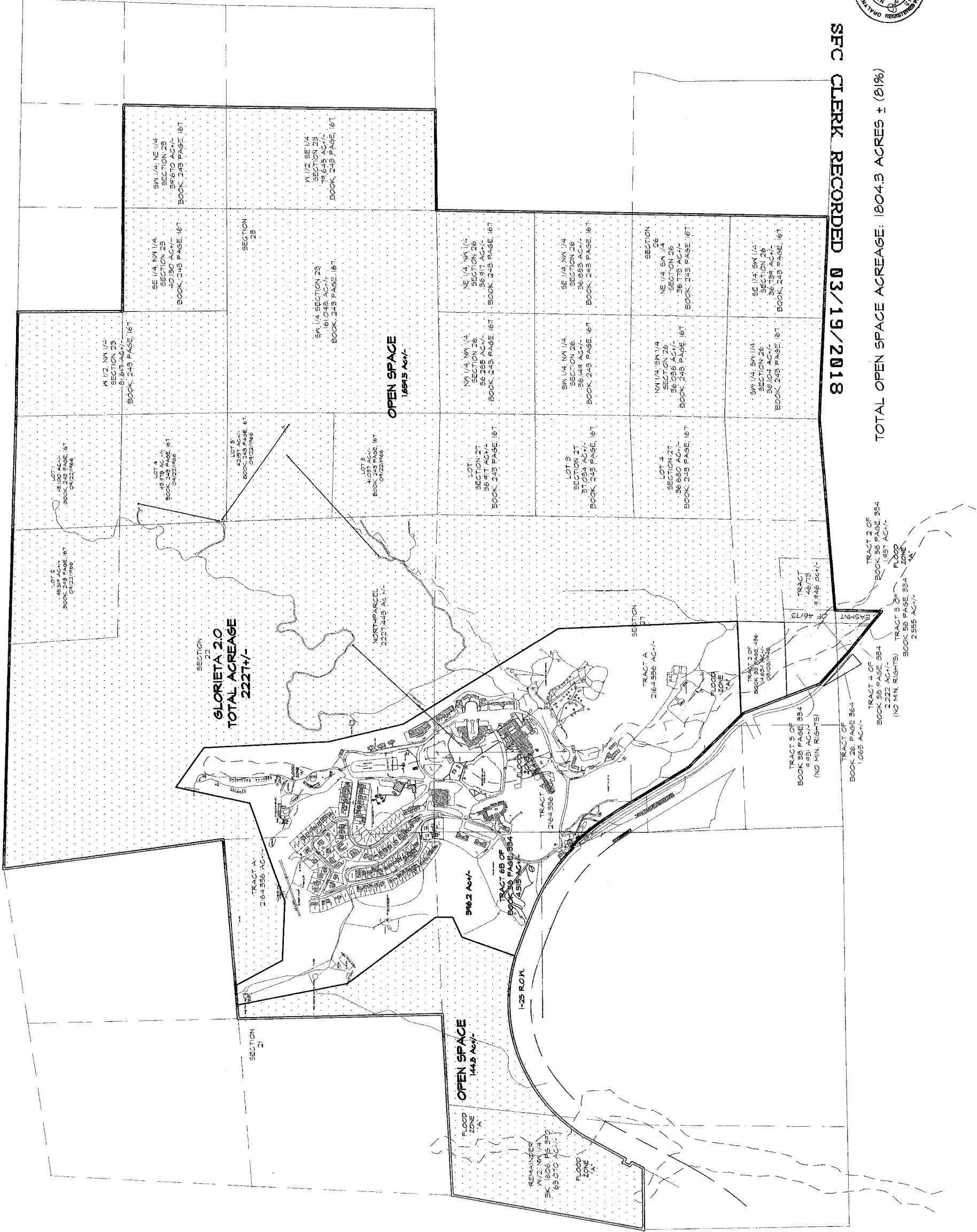


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1 inch represents 300 feet

U.S. GEOLOGICAL SURVEY
WASHINGTON, D.C. 20506
This map was prepared by the
U.S. Geological Survey, Reston, Virginia
from data supplied by the
U.S. Army Corps of Engineers
and the U.S. Navy.
Scale: 1 inch = 300 feet
Date: 1977



DESIGNATED OPEN SPACE
TOTAL OPEN SPACE ACREAGE:
1804.3 ACRES ± (81%)

ALLOWABLE USES IN OPEN SPACE:
HIKING AND BIKING TRAILS; WELLS, WATER
TANKS AND UTILITY LINES ASSOCIATED WITH
GLORIETA 2.0; ZIP LINES AND ASSOCIATED
TOWERS; CAMPING; FISHING; GRAZING OF
LIVESTOCK; ACCESS ROADS AS CURRENTLY
EXIST; SHEDS ASSOCIATED WITH ALLOWABLE
USES; GARDENS; DRAINAGE FACILITIES; PARKS
AND PASSIVE OPEN SPACE; AND COUNTY
APPROVED OUTDOOR RECREATION FACILITIES.

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TOTAL OPEN SPACE ACREAGE: 1804.3 ACRES ± (81%)

DESIGNING ENGINEER

1431 LUNA STREET, SUITE C
SAN ANTONIO, TEXAS 78205
PHONE (210) 941-1251

GLORIETA 2.0

OPEN SPACE PLAN

SCALE: 1"=600'
DATE: 06/19/2017
SHEET NO: 5



Santa Fe County Sustainable Land Development Code (SLDC)

4.9.7. Variances.

4.9.7.1. Purpose. The purpose of this Section is to provide a mechanism in the form of a variance that grants a landowner relief from certain standards in this code where, due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner. The granting of an area variance shall allow a deviation from the dimensional requirements and standards of the Code.

RECOMMENDED DECISION AND ORDER

THIS MATTER came before the Sustainable Land Development Code Hearing Officer for hearing on January 4, 2018, on the application of Glorieta 2.0 (Applicant) for variances of the Sustainable Land Development Code (SLDC). The Applicant seeks a variance of: (1) Chapter 7, 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% or greater); (3) Section 7.17.10.4.1, roads and driveways shall not be designed or constructed on slopes of 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 +)/Rural Fringe (78+ acres) and is located at 11 State Road 50, (Property) within Section 22, Township 16 North, Range 11 East, SDA-2 (Commission District 4). The Hearing Officer, having reviewed the application, staff reports, and having conducted a public hearing on the request, finds that the application should be granted, and makes the following findings of fact and conclusions of law:

1. On June 19, 2017, the Applicant submitted a Site Development Plan, with a request for 4 variances. The Building and Development Staff (BDS) noted several deficiencies

with the submittals and requested the Applicant to address the deficiencies and re-submit the submittals.

2. On August 7, 2017, the Applicant re-submitted its Site Development Plan addressing deficiencies in submittals identified by the BDS, along with an application for the seven variances described above.

3. As required by the SLDC, the Applicant presented the application to the Technical Advisory Committee (TAC) on March 16, 2017, at the regular scheduled monthly meeting, which satisfied the requirements set forth in Chapter 4, Section 4.4.4.3 Pre-application TAC Meeting and Table 4-1.

4. On November 15, 2017, a Facilitated Public Meeting was conducted at the Pecos Independent School District Boardroom, as recommended by the Administrator pursuant to Section 4.4.8.3. Notification of the meeting was provided by letters and email sent by the Facilitator on November 9, 2017. Although the letters were sent out on November 9th, due to the holiday they were not processed and delivered until November 14, 2017, one day before the meeting. However, on November 6th, staff forwarded the Facilitation Meeting notification by email for dissemination to other interested individuals who might want to attend the meeting.

5. Notice requirements of the SLDC were met pursuant to Chapter 4, Section 4.6.3., General Notice of Application Requiring a Public Hearing. In advance of the hearing on the application, the Applicants provided an affidavit of posting of notice of the hearing, confirming that public notice posting regarding the application was made for fifteen days on the Property, beginning on December 15, 2017. Additionally, notice of hearing was published in the legal notice section of the Santa Fe New Mexican on December 15, 2017, as evidenced by a copy of

that legal notice contained in the record. Notice of the hearing was sent to owners of land within 500' of the subject Property and a list of persons sent a mailing is contained in the record.

6. The Project incorporates the following uses identified as permissible in the Public/Institutional zoning district:

- 1) Retreats
- 2) Camps, camping and related activities
- 3) Religious assembly and churches
- 4) Conferences
- 5) Child and youth services
- 6) Active leisure sports and related activities, swimming and water sports and related activities
- 7) Active open space and related activities
- 8) Athletic fields, passive open space, and conservation areas
- 9) Fitness, recreational sports, and related gym facilities
- 10) Covered or partially covered atriums and enclosures
- 11) Performing arts
- 12) Amphitheater
- 13) Community meeting spaces, assembly
- 14) Exhibition, convention or conference structures
- 15) Residential single family, single-family attached (duplexes), multifamily dwellings and residential accessory dwellings for staff and guests
- 16) Temporary structures, tents, etc. for shelter
- 17) Grazing and ranching of livestock
- 18) Continuation of ground leases for existing residential structures leased to constituents of the organization and/or Glorieta 2.0's predecessor

7. The uses listed above inclusive of public or community outdoor recreation facilities are allowed uses within Public Institutional Zoning District as per Appendix B Use Table of the SLDC. The use as public or community outdoor recreation facility is also an allowed use within the Rural Zoning District as per Appendix B Use Table of the SLDC.

8. The Applicant is requesting the variances described above to obtain approval of the Site Development Plan/Development Permit for the structures/roads/trails and the use of the structures/roads/trails. The approved Development Permit for the structures will then be subject

to review by the New Mexico Construction Industries Division for structural soundness and compliance with the International Building Code.

9. The following SLDC provisions are applicable to this case:

- A. Table 7-13: Rural Road Classification and Design Standards SDA-2 and SDA-3)
- B. Section 7.17.9 Steep Slopes, Ridge tops, Ridgelines, and Shoulders
- C. Section 7.17.10 Development at or above 7,400 feet
- D. Table 8-17: Dimensional Standards – PI (Public/Institutional)
- E. Chapter 4, Section 4.9.7. - Variance
- F. Table 4-1. Procedural Requirements by Application Type, defining the review/approval process for a variance request.
- G. Section 4.8 Administrative Development Approval
- H. Section 4.4.8 Land Use Facilitation
- I. Section 4.4.4 Pre-Application Neighborhood Meeting

10. The variances sought are for development on the Property which occurred without the appropriate development permits. The unpermitted development included multiple structures utilized for zip lines, a structure which includes lake slides and diving boards, multiple decks, tree removal, the construction of trails (grading) for extreme biking, construction of the Zip Tour Road, and modification of existing Hagen Creek Road and for trails providing access to recreational amenities.

(1) **Rural Road Classification and Design Standards.** The existing Hagen Creek Road was built in the 1930's by the U.S. Forest Service to access the directly adjacent Santa Fe National Forest. The variance from SLDC Table 7-13: Rural Road Classification and Design Standards (SDA-2 and SDA-3) relates to Hagen Creek Road and the new Zip Tour Road, which are classified as a "local" roadway. Standards call for two driving lanes with a minimum width

of 10', a maximum grade of 10% and 3" base course. The variance requests the roads to be improved to a 15' width with a maximum grade of 15% or improved to a 20' width with a maximum grade of 20%. The proposed layout and improvements were directed by the Santa Fe County Fire Marshal.

The Applicant and Staff have addressed the variance criteria as follows:

a. *Where the request is not contrary to the public interest.*

i. Applicant stated that Hagen Creek Road was built by the U.S. Forest Service in the 1930's for access to the adjacent Santa Fe National Forest. The existing 2 roads are aligned tightly with the natural grades to minimize scarring of the mountain and natural terrain, thus avoiding significant disturbance of the natural grades, vegetation and wildlife. The improvements widen the drive line and lower the existing grades.

ii. Staff stated that the width and grade of the roads are a matter of public safety. Staff noted that the Zip Tour Road was created without a Development Permit from Santa Fe County to access the unpermitted Zip Tour structures.

b. *Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner.*

i. Applicant stated that requiring both roadways to be improved to a 20' width and no greater than 10% grade would result in significant disturbance to areas that would need to be reclaimed. The compliant road would switch back and forth along both faces of the mountain and would be visually undesirable.

ii. Staff stated that rural road standards should be applied to all roads within SDA-2 and SDA-3. The Zip Tour Road was built to allow access to unpermitted recreational facilities without a Development Permit from Santa Fe County.

c. *So that the spirit of the SLDC is observed and substantial justice is done.*

i. Applicant stated that the proposed roadway configurations were designed in collaboration with the Santa Fe County Fire Marshal. Hagen Creek Road has been used successfully for 80 years in its current configuration. Both roads in their current form provide safe and emergency access and avoid further scarring and disturbance.

ii. Staff responded that the variance should have been requested before any disturbance to the site. The Zip Line Tour was created without Santa Fe County approval.

(2) No Structure May Be Constructed On A Natural Slope Of Thirty Percent (30%) Or Greater)

<u>Structure/Improvement</u>	<u>Square Footage Implicated</u>
#27 Zip Tour Road	94,487
#34 Challenge Treehouse	458
#35 Overnight Treehouse	421
#37 Mudpit Platform	694
#38 Green Trail Bridge 1	224
#39 Green Trail Bridge 2	249
#51 Reclamation Area	166
#56 Zip Tour Platform	12,660
#65 Oklahoma Parking/Bike	5,836
#67 Trails	16,632
#69 Hagen Creek Road	77,865
#71 Bike Terrain Park	<u>1,891</u>
	211,583

Applicant and Staff addressed the variance criteria as follows:

a. *Where the request is not contrary to the public interest.*

i. Applicant stated the Project would create small or minimal disturbance.

The structure of the Treehouses is supported by existing trees. The improvement to the

Footbridges provides access to an existing (not new) trail, part of the trail network connecting to the National Forest. The reclamation area has been reclaimed and stabilized.

ii. Staff stated that the construction prior to consultation with County staff is contrary to the public interest. Disturbance by the Project may cause instability to the slopes and may also cause additional drainage which could affect properties downstream of the site.

b. *Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner.*

i. Applicant stated that for the Zip Tour Road to be compliant, the alignment would have to be moved and extended significantly, creating more disturbance. There is no other possible location of the Mudpit Platform for access to the muddy water hole. The Treehouses were built with minimum disturbance of 30% slopes. For the bridges to be compliant, they would need to be larger in span and overall size, increasing the disturbance. Generally, the disturbance of the 30% slopes is minimal. Reconfiguring Hagen Creek Road would result in abandonment of sections of the road, which would cause more disturbance and require remediation.

ii. Staff stated the Applicant created the extraordinary and exceptional situation on the Property by constructing unpermitted structures, which caused the alleged hardship.

c. *So that the spirit of the SLDC is observed and substantial justice is done.*

i. Applicant stated the existing roadways and improvements promote safe access and protect the natural character of the land. No further disturbance is necessary or desirable.

ii. Staff stated the “existing” improvements were constructed without County approval and were not reviewed for code compliance and structural soundness. Complete remediation of all disturbed sites will not cause further disturbance.

(3) Roads And Driveways Shall Not Be Designed Or Constructed On Slopes Over Twenty-five Percent 25%)

a. *Where the request is not contrary to the public interest.*

i. Applicant stated that maintaining the current alignment and making the proposed modifications to the width and grades of Zip Tour Road and Hagen Creek Road will minimize additional disturbance. The existing slope disturbance is necessary for adequate access to existing zip line and recreational structures.

ii. Staff stated that the proposed improvements won’t bring the roads into compliance with the SLDC road standards and that the Applicant constructed the Zip Tour Road to access unpermitted Zip Lines.

b. *Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner.*

i. Applicant stated that SLDC compliance for the Zip Tour Road and Hagen Creek Road would require moving the alignment and abandoning sections of the roads, leaving disturbed areas requiring reclamation.

ii. Staff stated the Applicant created the extraordinary and exceptional situation on the Property by constructing unpermitted roads on slopes over 25% and therefore created a self-inflicted hardship.

c. *So that the spirit of the SLDC is observed and substantial justice is done.*

i. Applicant stated the proposed modifications to these existing roadways were designed in collaboration with the Santa Fe County Fire Marshal. They provide safe and emergency access to the National Forest and recreational structures.

ii. Staff stated the Applicant should have sought Development Permits for the Zip Tour Road prior to construction and disturbance of the land.

(4) Disturbed Area On Any Lot Shall Not Exceed Twelve Thousand (12,000) Square Feet.

The following improvements/structures are implicated in this variance request:

#27 Zip Tour Road
 #34 Challenge Treehouse
 #35 Overnight Treehouse
 #38 Green Trail Bridge 1
 #39 Green Trail Bridge 2
 #56 Zip Tour Platforms
 #65 Oklahoma Parking and Terrain Park
 #69 Hagen Creek Road
 #71 Bike Terrain Area

The Applicant and Staff have addressed the variance criteria on the 12,000 square feet disturbance limit as follows:

a. *Where the request is not contrary to the public interest.*

i. Applicant stated that the improvements are all existing; removal or remediation would cause significant disturbance to the Property.

ii. Staff stated that failing to consult County staff and failing to apply for proper permits resulted in illegally constructing structures, trail and road and are therefore contrary to the public interest.

b. *Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner.*

i. Applicant stated that the 12,000-square foot limitation creates an unreasonable limit and hardship since the property is over 2,200 acres, most of which is over 7,400 feet high.

ii. Staff stated that the Applicant created the extraordinary and exceptional condition of the property by not conferring with staff beforehand concerning buildable areas.

c. *So that the spirit of the SLDC is observed and substantial justice is done.*

i. Applicant stated that the identified improvements requested in the variance are consistent with the historical and new uses of the Property and structures.

ii. Staff stated that the improvements are considered development and required a development permit before construction.

(5) **Removal Of Significant Trees From Slopes Over 30%.** This variance request relates to the 101 significant trees that the Applicant removed for construction of the #56 Zip Tour facilities.

The Applicant and Staff have addressed the criteria on the tree removal variance as follows:

a. *Where the request is not contrary to the public interest.*

i. Applicant stated that the removal was done in 2014 and the area has been stabilized. Further, the trees were cut, not removed, so no ground disturbance occurred. Also, Glorieta is currently engaged with the Forest Service concerning a thinning program to create a sustainable forest environment.

ii. Staff stated that the trees were removed for a recreational purpose, rather than an environmental objective. The loss of the trees is irreversible. The use and structures served by the tree removal were unpermitted and are therefore contrary to the public interest.

b. *Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner.*

i. Applicant stated that strict application of the SLDC would not allow the zip lines in their current location adjacent to the National Forest. The removal assisted Glorieta's outdoor recreational activities.

ii. Staff stated that the tree removal would not have been permitted under the SLDC.

c. *So that the spirit of the SLDC is observed and substantial justice is done.*

i. Applicant stated that the removal of the trees had a minimal impact, has not impacted natural drainage patterns and does not impact natural landmarks and features.

ii. Staff stated that the Zip Line Tour and tree removal fail to comply with the SLDC.

(6) 48' Maximum Allowance Height For A Structure In The PI Zoning District.

The variance request relates to #30 Holcomb Flylines to allow for a height of 75 feet.

The Applicant and Staff have addressed the criteria on the height variance as follows:

a. *Where the request is not contrary to the public interest.*

i. Applicant stated that the structure consists of platforms to access the zip line amenity; the adjacent building roof is 89'2", so the height of the zip structure is insignificant in comparison.

ii. Staff stated that the flyline was constructed without proper permits and review of structural soundness for safety.

b. *Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner.*

i. Applicant stated that the zip line construction was constructed on the lower section of the 89’2” tall building. Compliance with the 48’ maximum would require removal and relocation to another building at Applicant’s expense.

ii. Staff stated that no analysis of the significant structural improvements was done by Santa Fe County or the New Mexico Construction Industries Division, as required for all PI developments.

c. *So that the spirit of the SLDC is observed and substantial justice is done.*

i. Applicant stated that the Project contributes to the County’s economic development and does not negatively impact any sensitive lands, natural archeological, cultural or historical resources on the property.

ii. Staff stated that it is unknown if the Flyline structure is structurally sound and if the non-conforming Holcomb Building can structurally support the Flyline structure.

(7)

<u>Structure</u>	<u>Height</u>
#34 Challenge Treehouse	35’0”
#35 Overnight Treehouse	26’2”
#36 Tree Rappel Structure	50’0”
#56 Zip Tour Platforms	
Platform 3	28’11”
Platform 4	29’11”
Platform 5	29’11”

* *Platforms 1 and 2 are below the allowable 18’0”*

The Applicant and Staff have addressed the criteria on the height variance as follows:

- a. *Where the request is not contrary to the public interest.*
 - i. Applicant stated that the heights identified are the highest from natural grade, lower than the existing tree vegetation around them and not visible from any viewpoint outside or within the property.
 - ii. Staff stated that the Applicant has not provided evidence whether the structures built on mature significant trees are affecting the health of the tree. The structures were constructed without County approvals.
- b. *Where due to extraordinary and exceptional situations or conditions of the property, the strict application of the code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on the owner.*
 - i. Applicant stated that the structures blend in with the existing densely wooded area. Complying with the 18' mandated height would require their removal and relocation, creating more disturbance to the property.
 - ii. Staff stated that the Applicant's siting of the structures created the hardship, requiring additional significant variances.
- c. *So that the spirit of the SLDC is observed and substantial justice is done.*
 - i. Applicant stated that the Project contributes to the County's economic development and does not negatively impact any sensitive lands, natural archeological, cultural or historical resources on the property.
 - ii. Staff stated that the Applicant should have sought County approval before construction to comply with the SLDC.

11. At the public hearing, several individuals, including Brent Bonwell, Mike Chapman, Vince Torres, David Bell, Bo Collins, Dean Fry and Eric Ladd, spoke in support of the Project. Several individuals, including Glen Strock, Jeffry Hanus and Aleda Strock spoke in opposition to the Project. In addition, the Village of Pecos submitted a letter in support of the Project.

12. Most of the support for the application came from local bike shops and bike enthusiasts who use the trails accessed through the Project.


13. The Applicant provided testimony that the variances sought by the application are all variances they would have sought if they had applied for the proper permits prior to the work being performed.

14. While the Hearing Officer does not condone the circumvention of obtaining the proper and required permits under the SLDC prior to development, as occurred here, the Applicant has now submitted the appropriate applications and is addressing the unpermitted development.

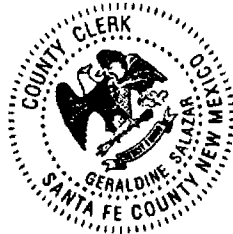
15. Based on the application and the evidence and testimony presented at the public hearing as described herein, the Hearing Officer finds there is sufficient evidence of extraordinary and exceptional conditions that would result in undue hardship to the Applicant from a strict application of the Code.

WHEREFORE, the Hearing Officer, based on the evidence presented, recommends approval of the seven requested variances.

Respectfully submitted,


Nancy R. Long
Hearing Officer

Date: 1-30-18



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

SLDC HEARING OFFICER 0
PAGES: 15

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of February, 2018 at 03:00:08 PM
And Was Duly Recorded as Instrument # 1849123
Of The Records Of Santa Fe County

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

SFC CLERK RECORDED 03/19/2018

I.

Variance from SLDC Table 7-13

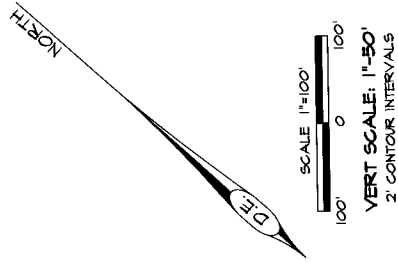
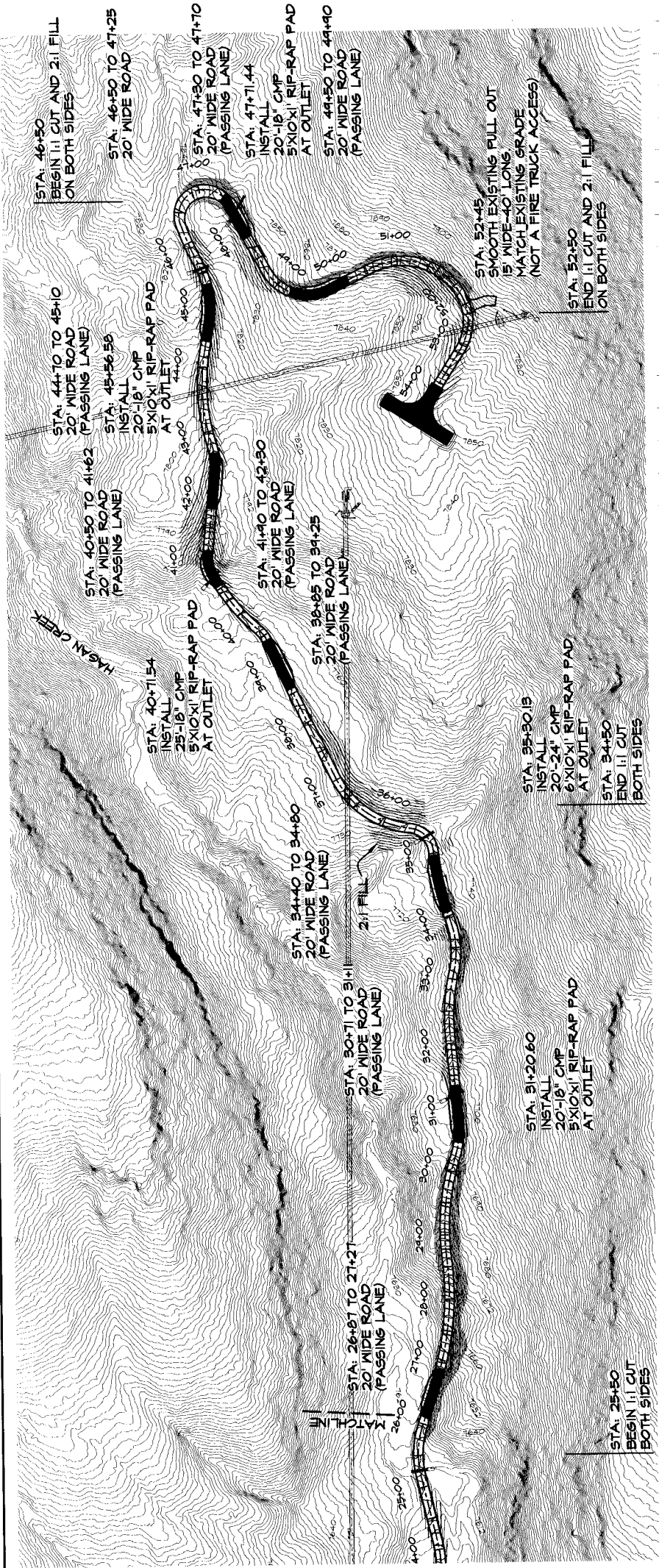
***Rural Road Classification and Design Standards (SDA-2 and SDA-3)
Regarding Width and Grade of Roads***

- Allow for existing Hagen Creek Road and the new Zip Tour Road to be improved to a 15' width with a maximum grade of 15%, or improved to a 20' width with a maximum grade of 18%.
- Zip Tour Road – Proposed new improvements at 21% of existing roadway by linear footage.
 - *Total length = 9,685 linear feet. New improvements at 1,699 linear feet.*
- Hagen Creek Road – Proposed new improvements at 33% of existing roadway by linear footage.
 - *Total length = 5,259 linear feet. New improvements at 1,306 linear feet.*
- The proposed layout and improvements to both roadways have been reviewed in the field and directed by the Santa Fe County Fire Marshal.
 - 5 meetings with Santa Fe County Fire Marshal.
 - Improvements located in the field.
- To re-engineer and relocate the roads to meet the SLDC Table 7-13 Local Roadway Standards would require significant disturbance of the natural grades, vegetation, and wild life with the potential construction of a longer, wider road with numerous switchbacks scarring the mountainside.
- The existing Hagen Creek Road was built by the US Forest Service in the 1930's for access to the Santa Fe National Forest
- Roads create defensible zones and fire breaks.



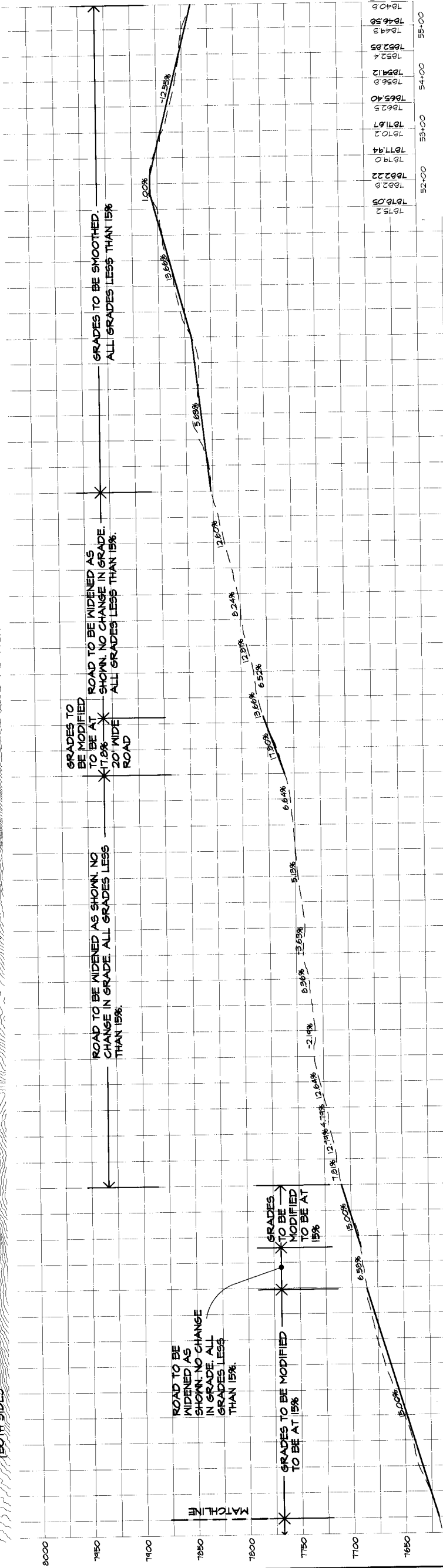
69. Hagen Creek Road





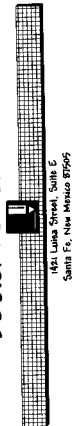
LEGEND
UNIMPROVED ROAD
IMPROVEMENTS TO ROAD

HAGGEN CREEK ROAD
3553 LF OF UNIMPROVED ROAD
1806 LF OF IMPROVEMENTS TO ROAD
33% OF ROAD IMPROVED



SFC CLERK RECORDED 03/19/2018

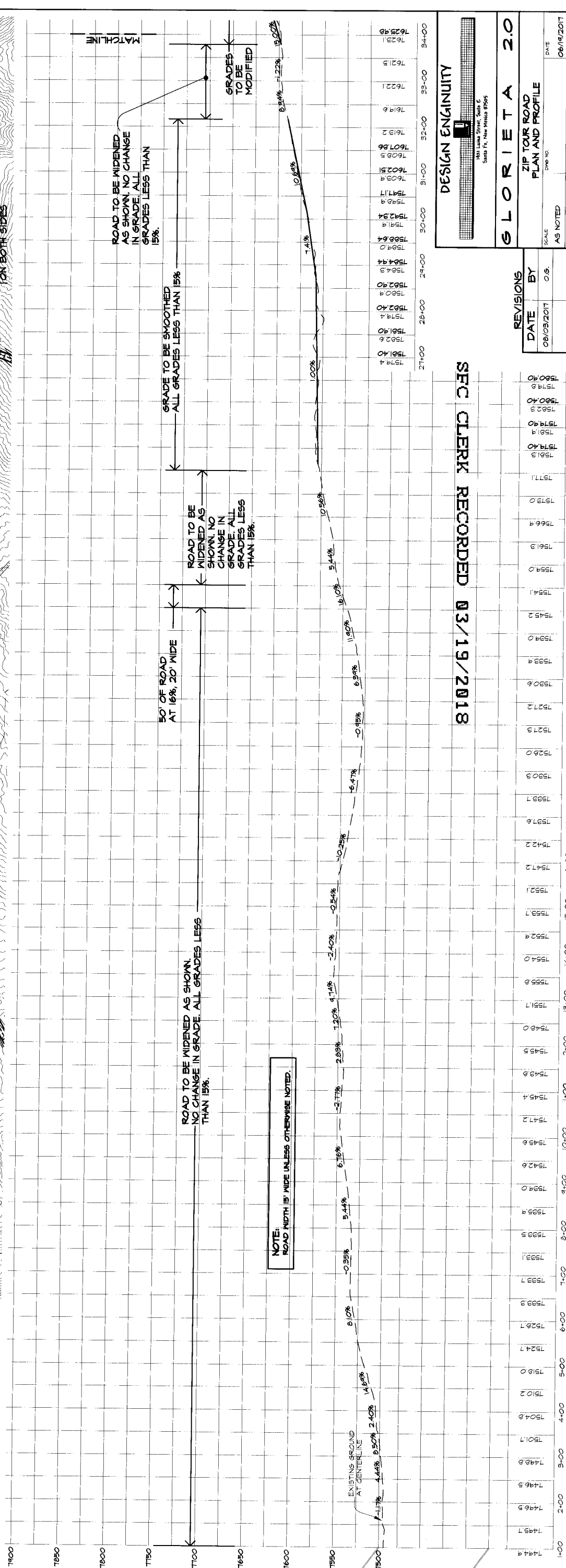
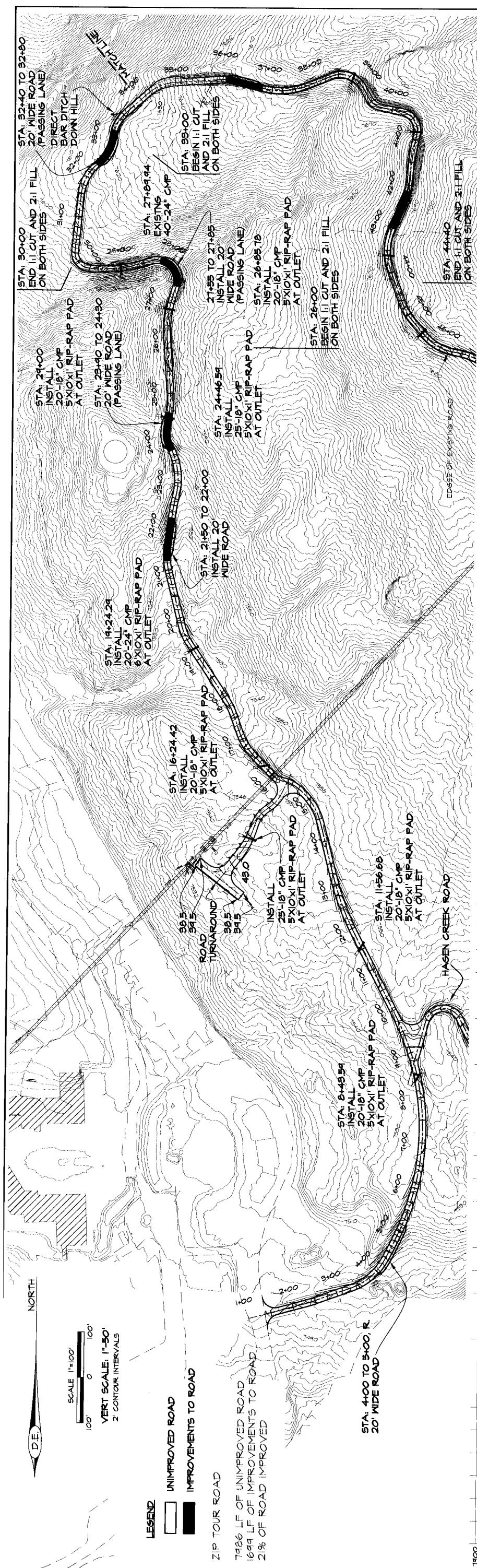
DESIGN ENGINEERING



REVISIONS		DATE	BY
1	08/03/2017	O.S.	
2	06/19/2017		

HAGGEN CREEK ROAD PLAN AND PROFILE	
SCALE	DATE
AS NOTED	06/19/2017
PLATE CASE	
SHEET NO.	C-69.2

7618.4	26+00	7618.4	41+00	7618.4	51+00
7626.3	27+00	7626.3	42+00	7626.3	52+00
7637.3	28+00	7637.3	43+00	7637.3	53+00
7639.36	29+00	7639.36	44+00	7639.36	54+00
7655.86	30+00	7655.86	45+00	7655.86	55+00
7668.8	31+00	7668.8	46+00	7668.8	56+00
7676.1	32+00	7676.1	47+00	7676.1	57+00
7683.36	33+00	7683.36	48+00	7683.36	58+00
7694.6	34+00	7694.6	49+00	7694.6	59+00
7695.6	35+00	7695.6	50+00	7695.6	60+00
7695.62	36+00	7695.62	51+00	7695.62	61+00
7694.6	37+00	7694.6	52+00	7694.6	62+00
7693.96	38+00	7693.96	53+00	7693.96	63+00
7692.4	39+00	7692.4	54+00	7692.4	64+00
7690.4	40+00	7690.4	55+00	7690.4	65+00
7688.96	41+00	7688.96	56+00	7688.96	66+00
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7676.1	44+00	7676.1	59+00	7676.1	69+00
7668.8	45+00	7668.8	60+00	7668.8	70+00
7655.86	46+00	7655.86	61+00	7655.86	71+00
7643.36	47+00	7643.36	62+00	7643.36	72+00
7639.36	48+00	7639.36	63+00	7639.36	73+00
7637.3	49+00	7637.3	64+00	7637.3	74+00
7639.36	50+00	7639.36	65+00	7639.36	75+00
7640.86	51+00	7640.86	66+00	7640.86	76+00
7649.36	52+00	7649.36	67+00	7649.36	77+00
7655.82	53+00	7655.82	68+00	7655.82	78+00
7659.6	54+00	7659.6	69+00	7659.6	79+00
7664.6	55+00	7664.6	70+00	7664.6	80+00
7668.8	56+00	7668.8	71+00	7668.8	81+00
7671.1	57+00	7671.1	72+00	7671.1	82+00
7673.96	58+00	7673.96	73+00	7673.96	83+00
7676.1	59+00	7676.1	74+00	7676.1	84+00
7677.4	60+00	7677.4	75+00	7677.4	85+00
7678.7	61+00	7678.7	76+00	7678.7	86+00
7679.4	62+00	7679.4	77+00	7679.4	87+00
7680.4	63+00	7680.4	78+00	7680.4	88+00
7681.4	64+00	7681.4	79+00	7681.4	89+00
7682.4	65+00	7682.4	80+00	7682.4	90+00
7683.4	66+00	7683.4	81+00	7683.4	91+00
7684.4	67+00	7684.4	82+00	7684.4	92+00
7685.4	68+00	7685.4	83+00	7685.4	93+00
7686.4	69+00	7686.4	84+00	7686.4	94+00
7687.4	70+00	7687.4	85+00	7687.4	95+00
7688.4	71+00	7688.4	86+00	7688.4	96+00
7689.4	72+00	7689.4	87+00	7689.4	97+00
7690.4	73+00	7690.4	88+00	7690.4	98+00
7691.4	74+00	7691.4	89+00	7691.4	99+00
7692.4	75+00	7692.4	90+00	7692.4	100+00



Southwest Forestry Services

Forest Health Specialists | Wildland Firefighters

Christian Carter 505.658.6123

southwestforestry19@gmail.com

February 2, 2018

VIA EMAIL

Penny Ellis Green

Director of the Growth Management Department

Santa Fe County Land Use Administrator

P.O. Box 276

Santa Fe, N.M. 87504-0276

pengreen@santafecountynm.gov

Re: Glorieta Camps Road Variances

Dear Ms. Green,

My name is Christian Carter, owner of Southwest Forestry Services. Over the past two years, I have had the pleasure to work with Glorieta camps in their efforts to be stewards of their land.

I am a wildland firefighter and have worked closely with Glorieta Camps, with the funding they have received, to create a defensible space around their structures as well as improve wildlife habitat and forest health. As of now, we have thinned 85 acres along the road that is in question. Southwest Forestry Services finds a reclamation and re-permit on this road to be a public safety risk, as all thinning operations have been determined off this road system, ie. being used as a firebreak and getting fire crews and fire equipment into place to protect the local community (Glorieta).

Overall, Southwest Forestry Services has completed 110 acres of forest health improvements encircling Glorieta Camps and we recommend leaving this road system in place, as all forest treatments have been designed around the continued improvement of these road systems for use by emergency services.

Thank you for your consideration,

Christian Carter, Owner

Southwest Forestry Services

cc: Jose Larranaga, Development Review Team Leader, joselarra@santafecountynm.gov

SFC CLERK RECORDED 03/19/2018

II.

Variance from SLDC Section 7.17.9.2.3

No Structure May Be Constructed on a Natural Slope of 30% or Greater

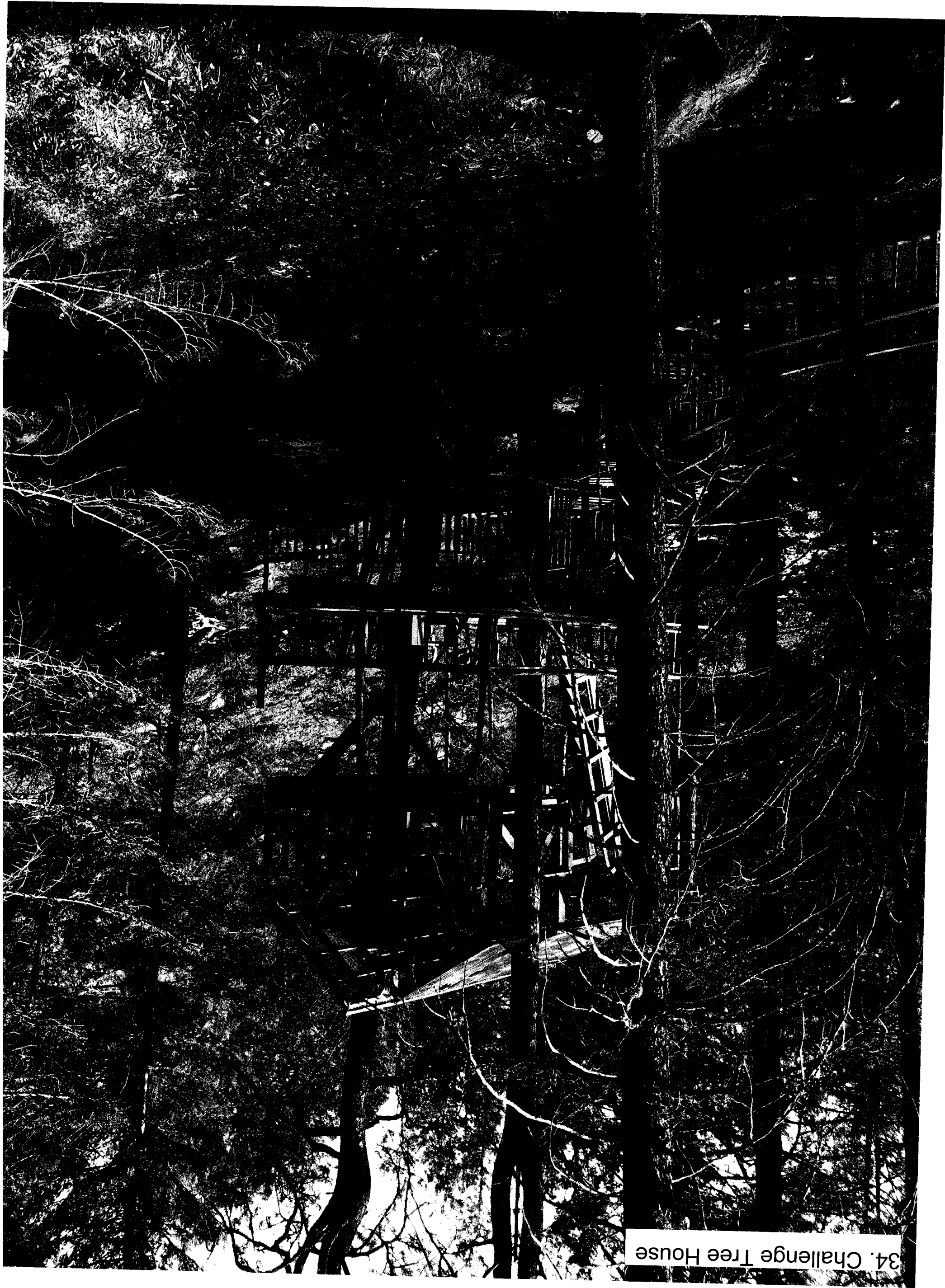
- Per SLDC §7.17.9.2.3, the road alignment would be moved and extended significantly in length to avoid the natural 30%+ slopes. Large sections of the road would potentially have to be abandoned, leaving significant disturbed areas to be reclaimed. This condition would be visually undesirable for Glorieta, as well as creating significant disturbance to the natural terrain, landscape, and wildlife.
- The requested variance will observe the spirit of SLDC §7.17, Terrain Management, which calls for protecting the natural character of the land, minimizing soil instability, protecting and retaining rugged and steep terrain, and encouraging minimum disturbance to the natural areas of a site.

2. Variance to SLDC Section 7.17.9.2.3
No Structure May Be Constructed on a Natural Slope of 30% or Greater

Square Footage

#27 Zip Tour Road	94,487	
#34 Challenge Treehouse	458	
#35 Overnight Treehouse	421	
#37 Mudpit Platform	694	
#38 Green Trail Bridge 1	224	
#39 Green Trail Bridge 2	249	
#51 Reclamation Area	166	
#56 Zip Tour Platform	12,660	
#65 Oklahoma Parking/Bike	5,836	
#67 Trails	16,632	
#69 Hagen Creek Road	77,865	
#71 Bike Terrain Park	1,891	
Total	211,583	(0.22% disturbance on property)
Road Disturbance	172,352	(0.18% disturbance)
Trail Disturbance	16,632	(0.018% disturbance)
Other Improvement	22,599	(0.023% disturbance)



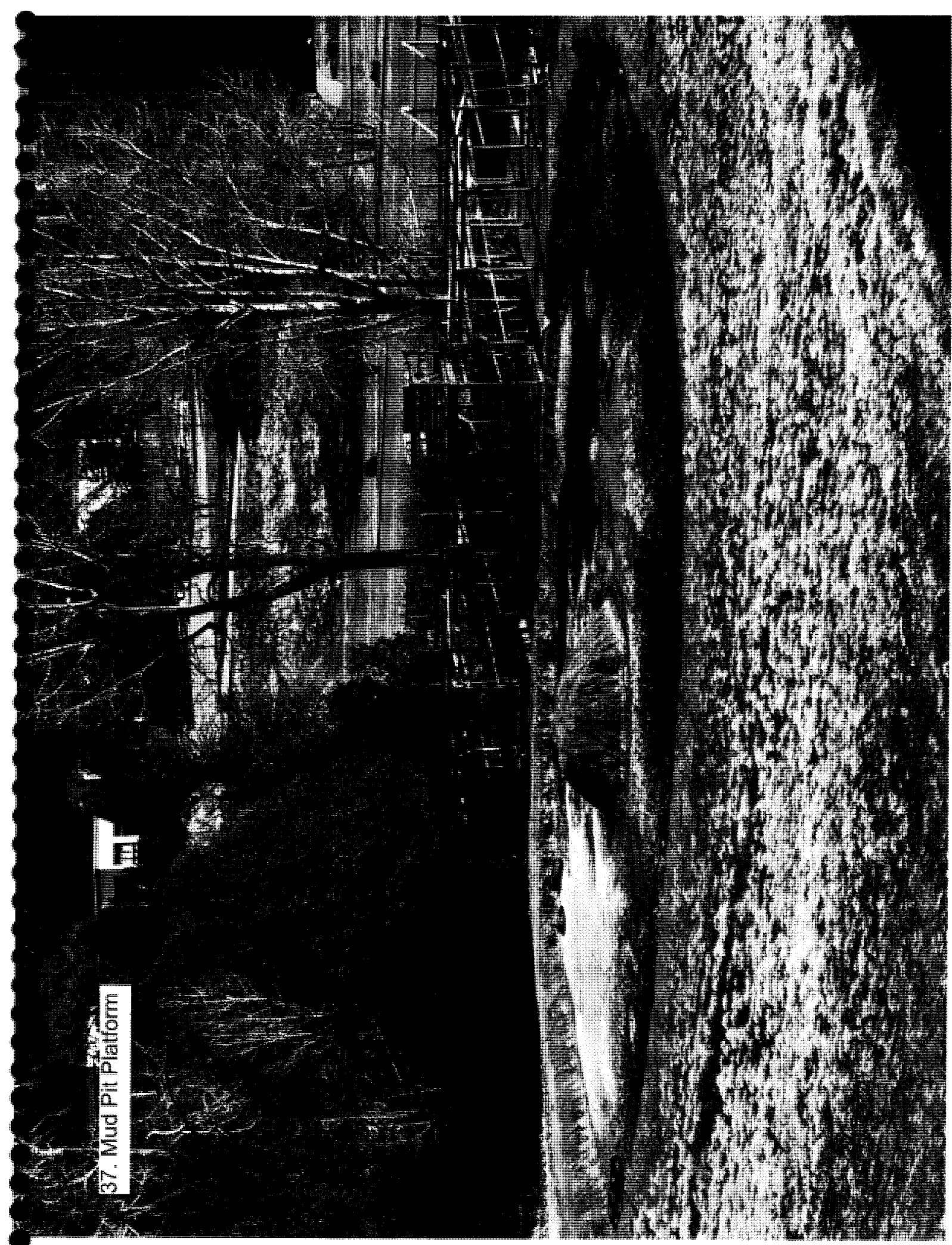


34. Challenge Tree House

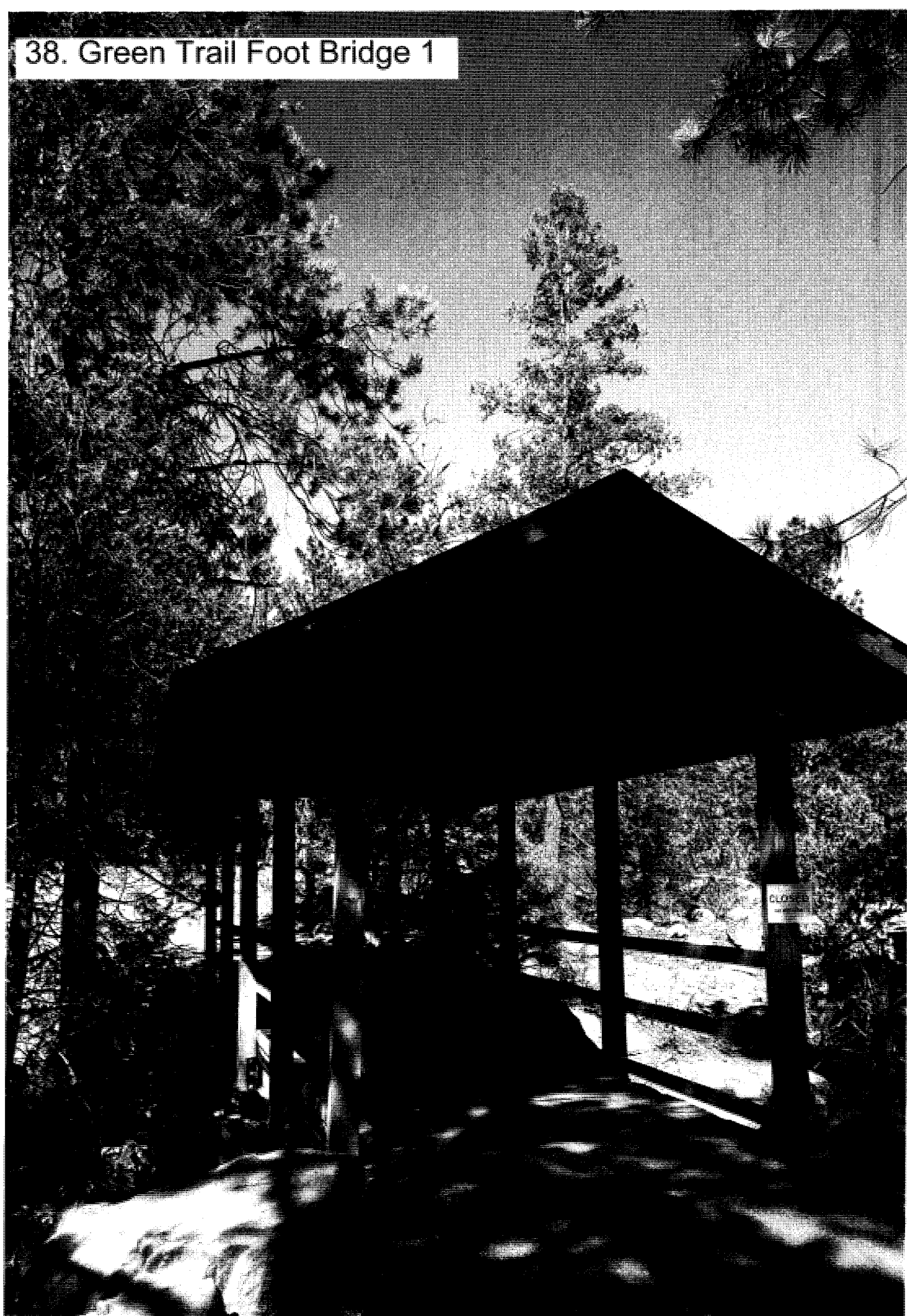
35. Overnight Treehouse



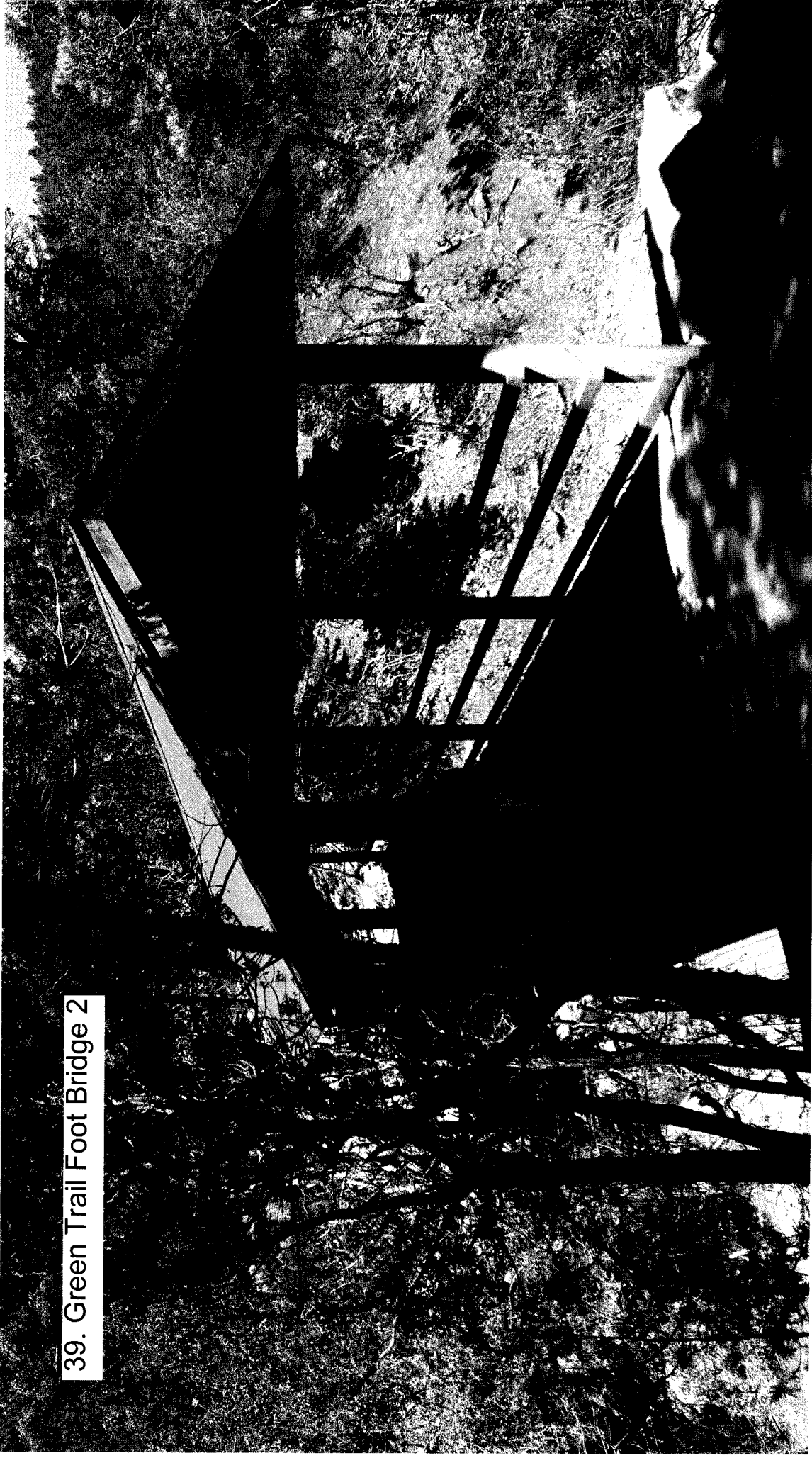
37. Mud Pit Platform



38. Green Trail Foot Bridge 1

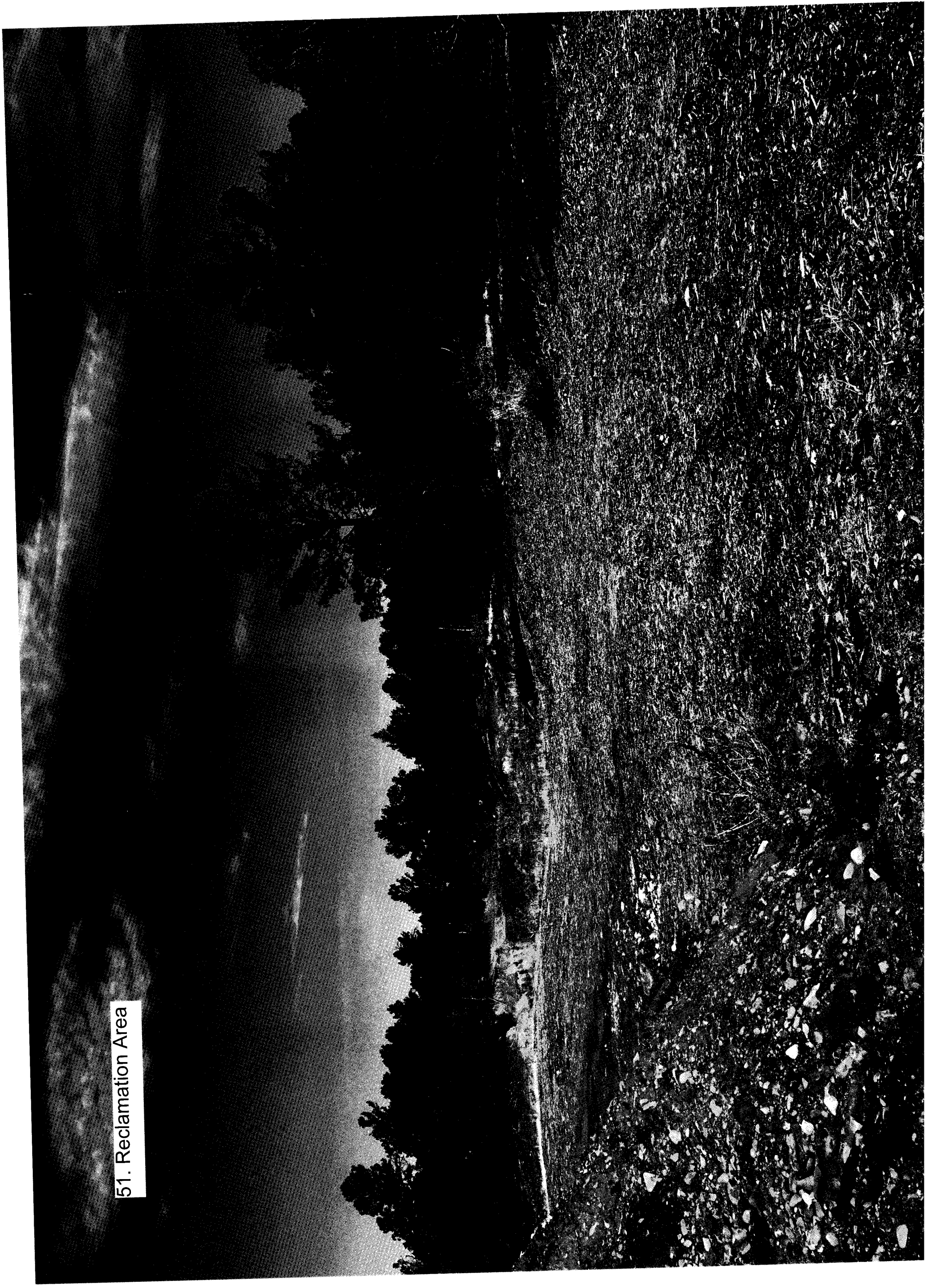


SFC CLERK RECORDED 03/19/2018



39. Green Trail Foot Bridge 2

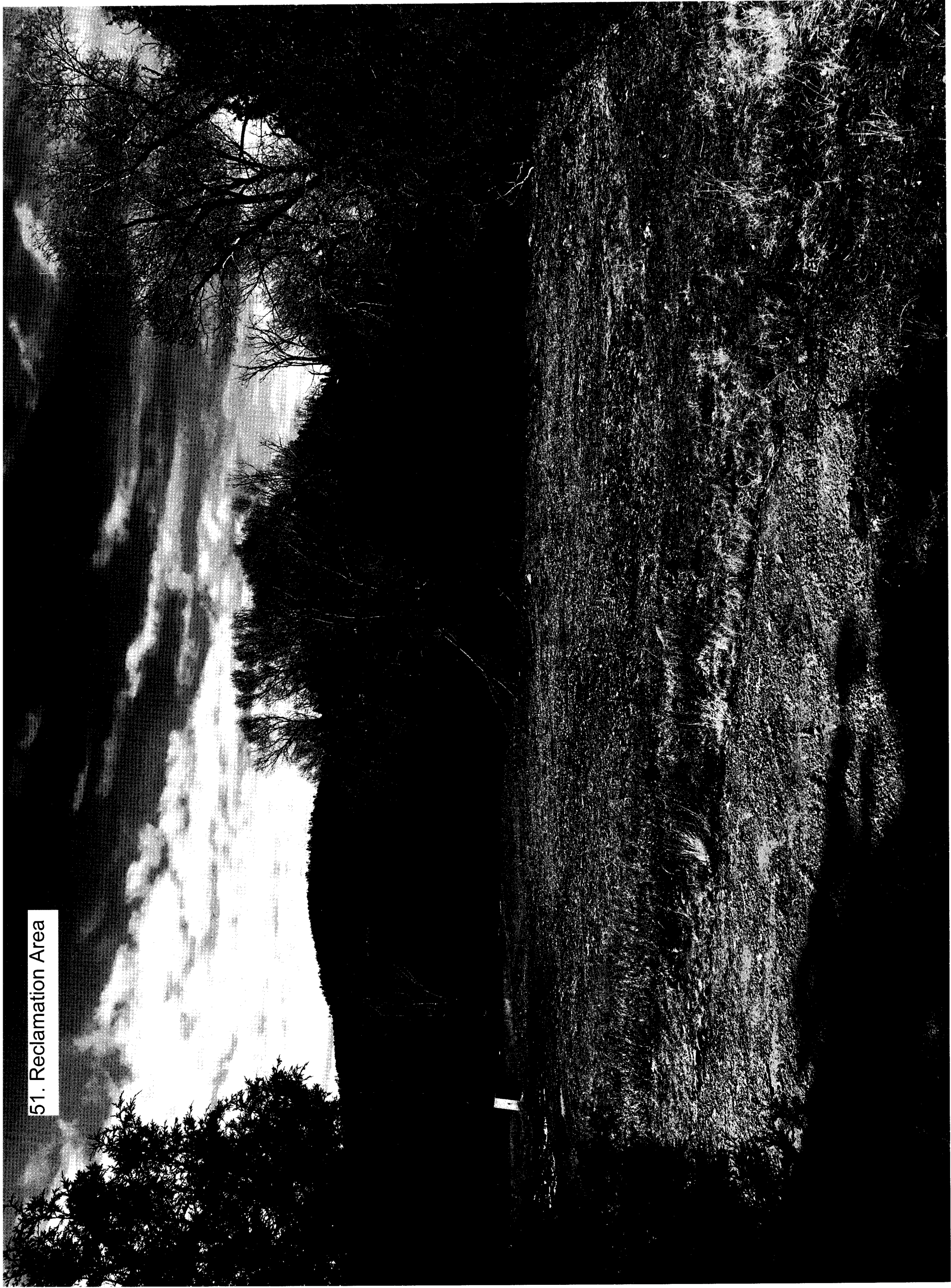
51. Reclamation Area



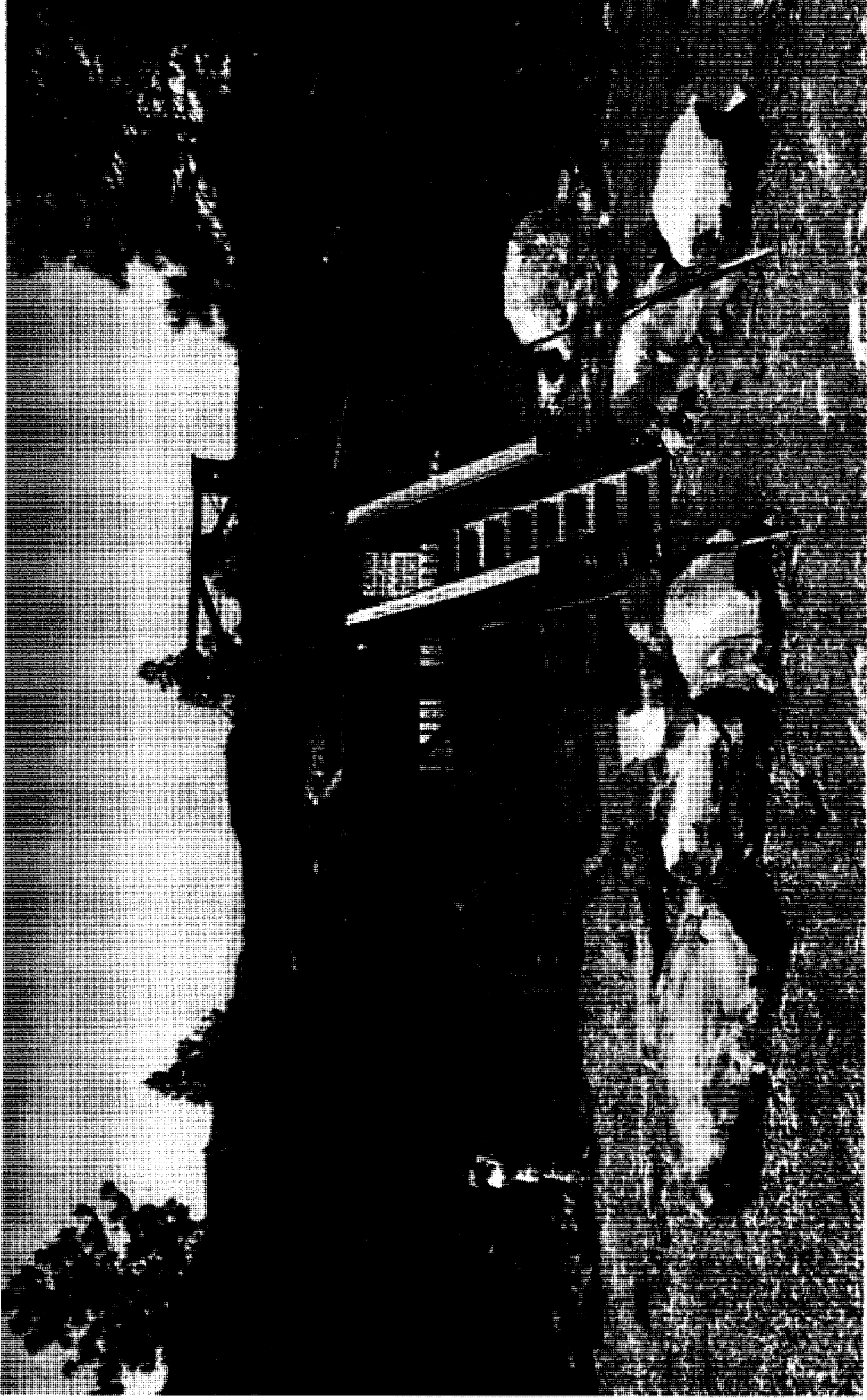
51. Reclamation Area



51. Reclamation Area

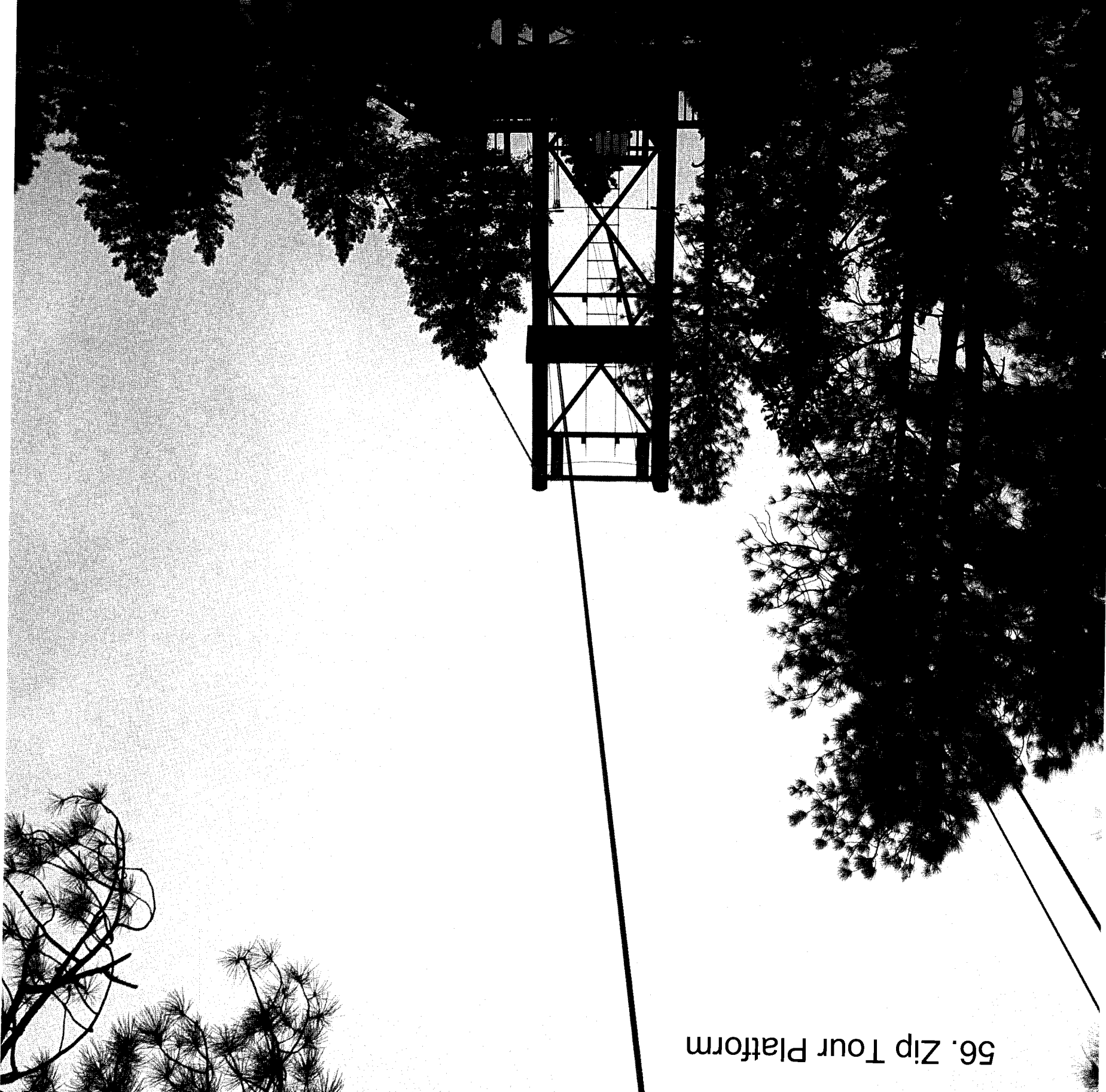


SFC CLERK RECORDED 03/19/2018



56. Zip Tour Platform

56. Zip Tour Platform



65. Oklahoma Parking & Terrain Park



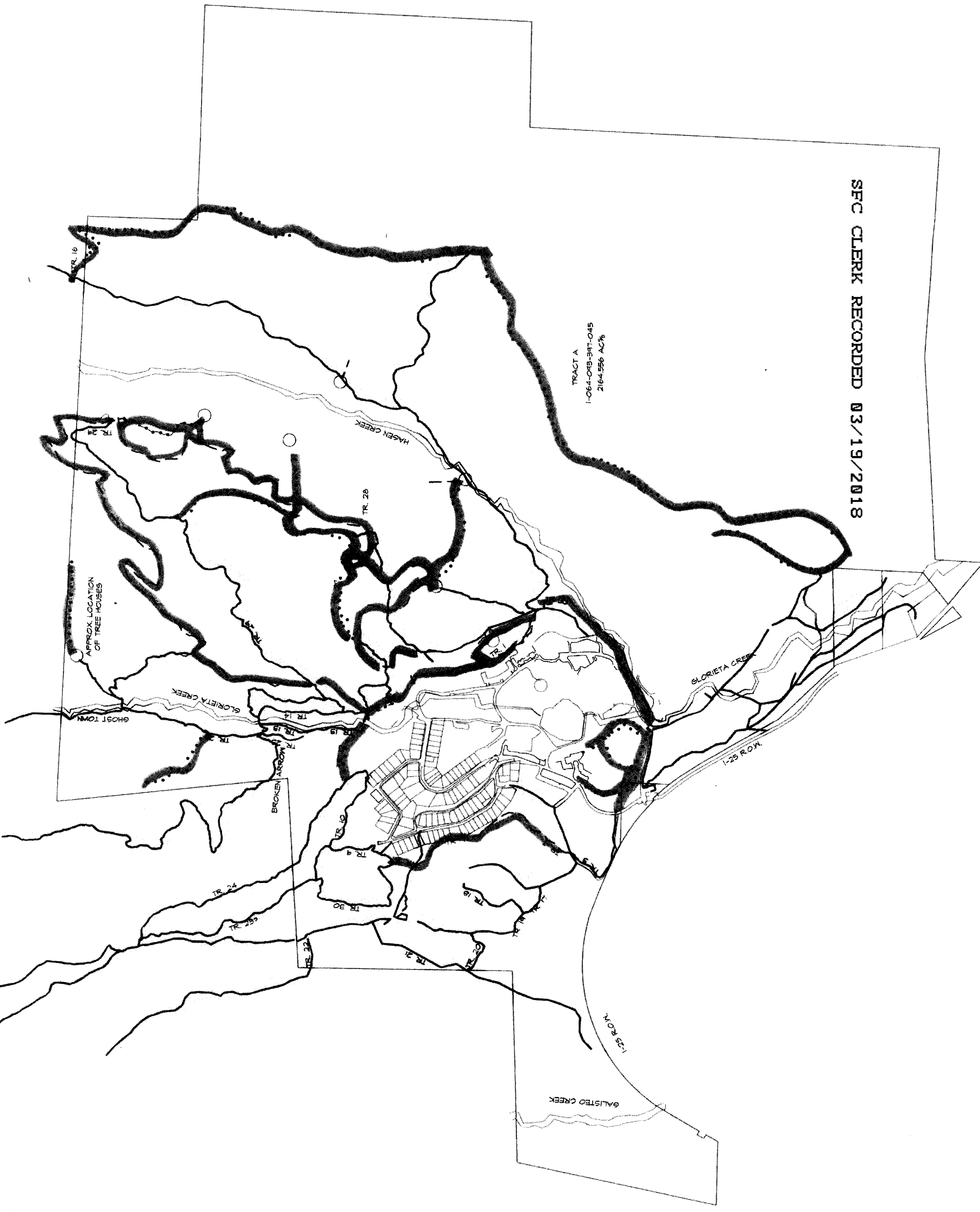


67. Trails



SFC CLERK RECORDED 03/19/2018

TRACT A
1-064-048-597-045
2164.556 AC%





69. Hagen Creek Road

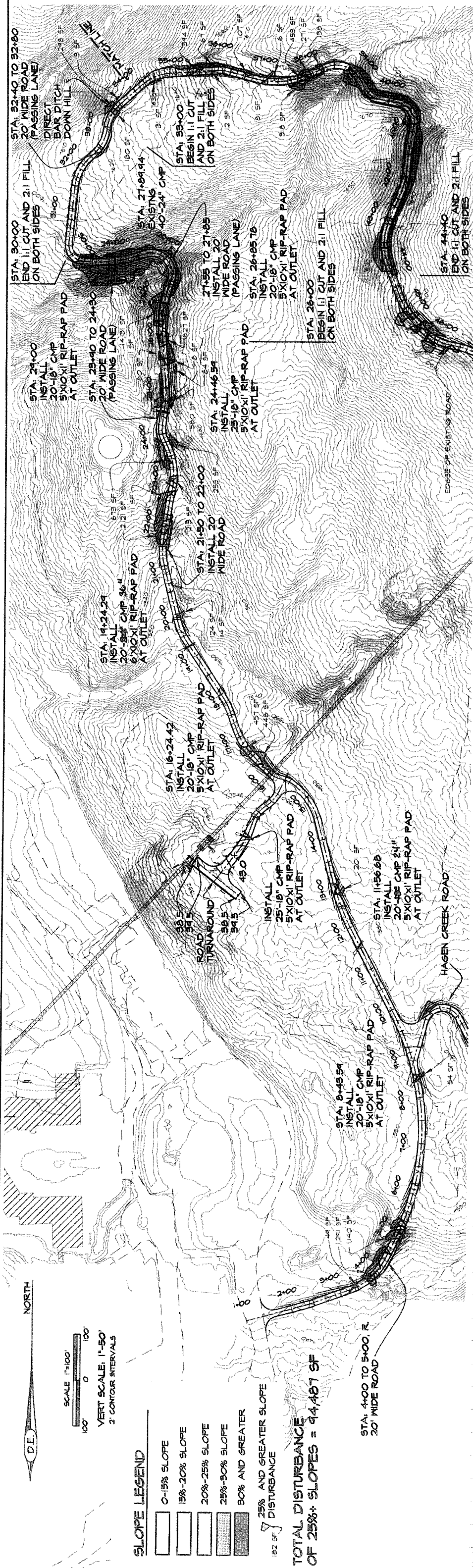


III.

Variance from SLDC Section 7.17.10.4.1

Above 7,400 Feet Elevation Roads and Driveways Shall Not Be Designed or Constructed on Slopes Over 25%

- 98.65% of the subject Property is above 7,400 feet elevation.
- The requested variance will observe the spirit of SLDC §7.17, Terrain Management, which calls for protecting the natural character of the land, minimizing soil instability, protecting and retaining rugged and steep terrain, and encouraging minimum disturbance to the natural areas of a site.



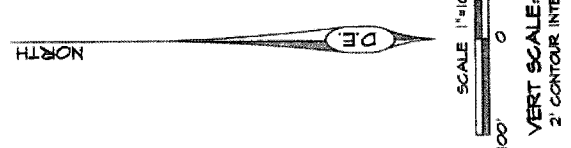
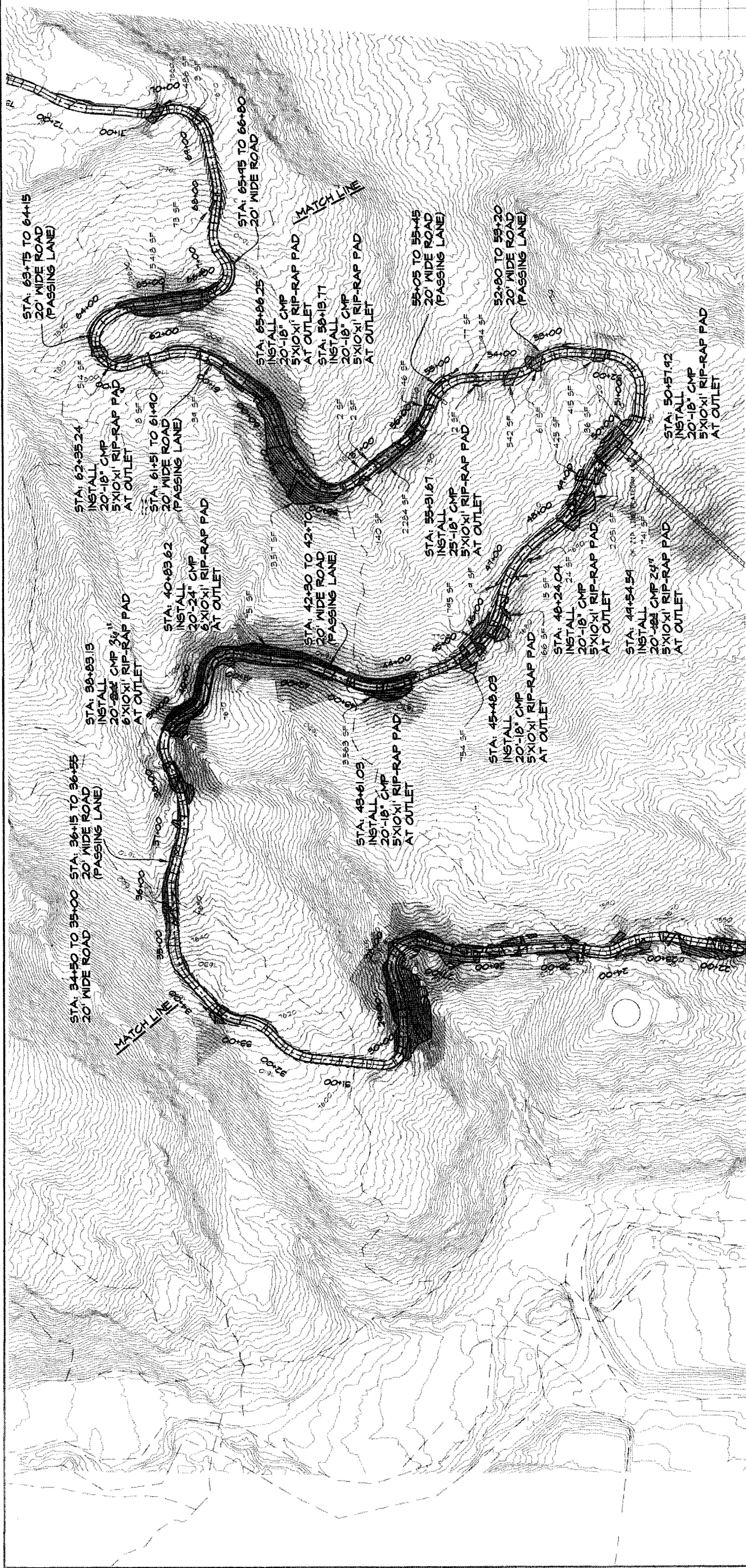
SLOPE LEGEND

- 0-15% SLOPE
- 15%-20% SLOPE
- 20%-25% SLOPE
- 25%-30% SLOPE
- 30% AND GREATER

25% AND GREATER SLOPE
DISTURBANCE

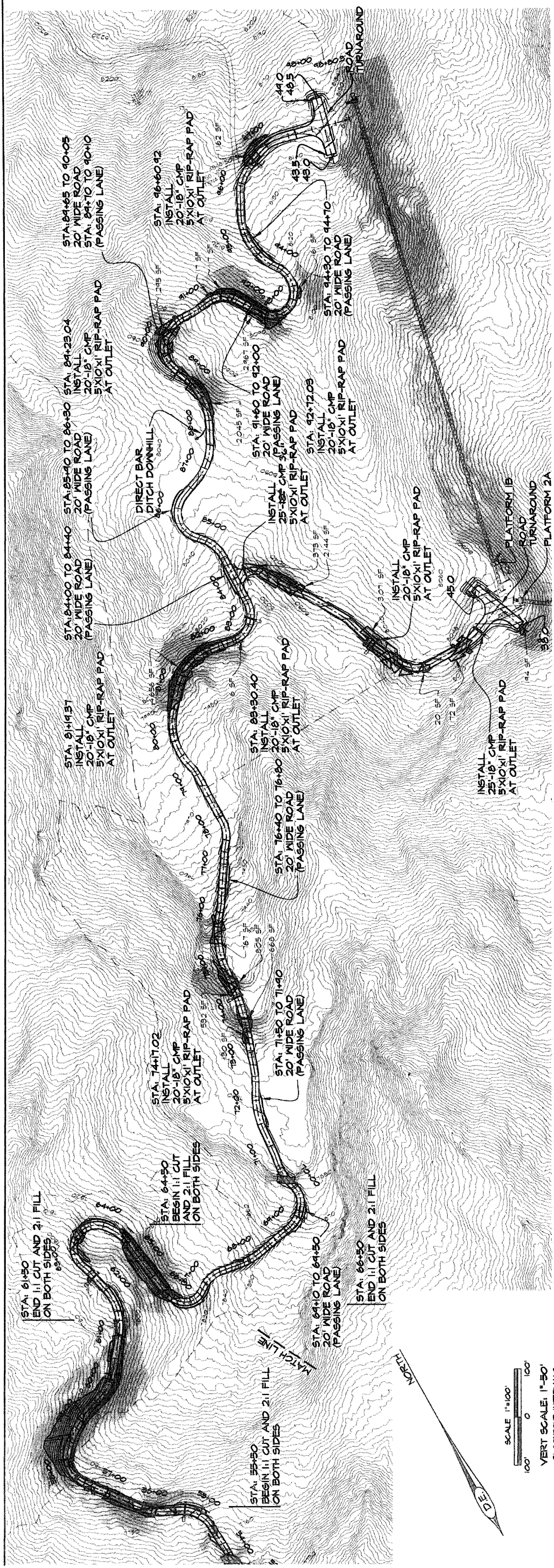
**TOTAL DISTURBANCE
OF 25%+ SLOPES = 34,487 SF**

SFC CLERK RECORDED 03/19/2018

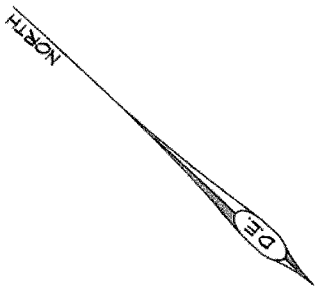
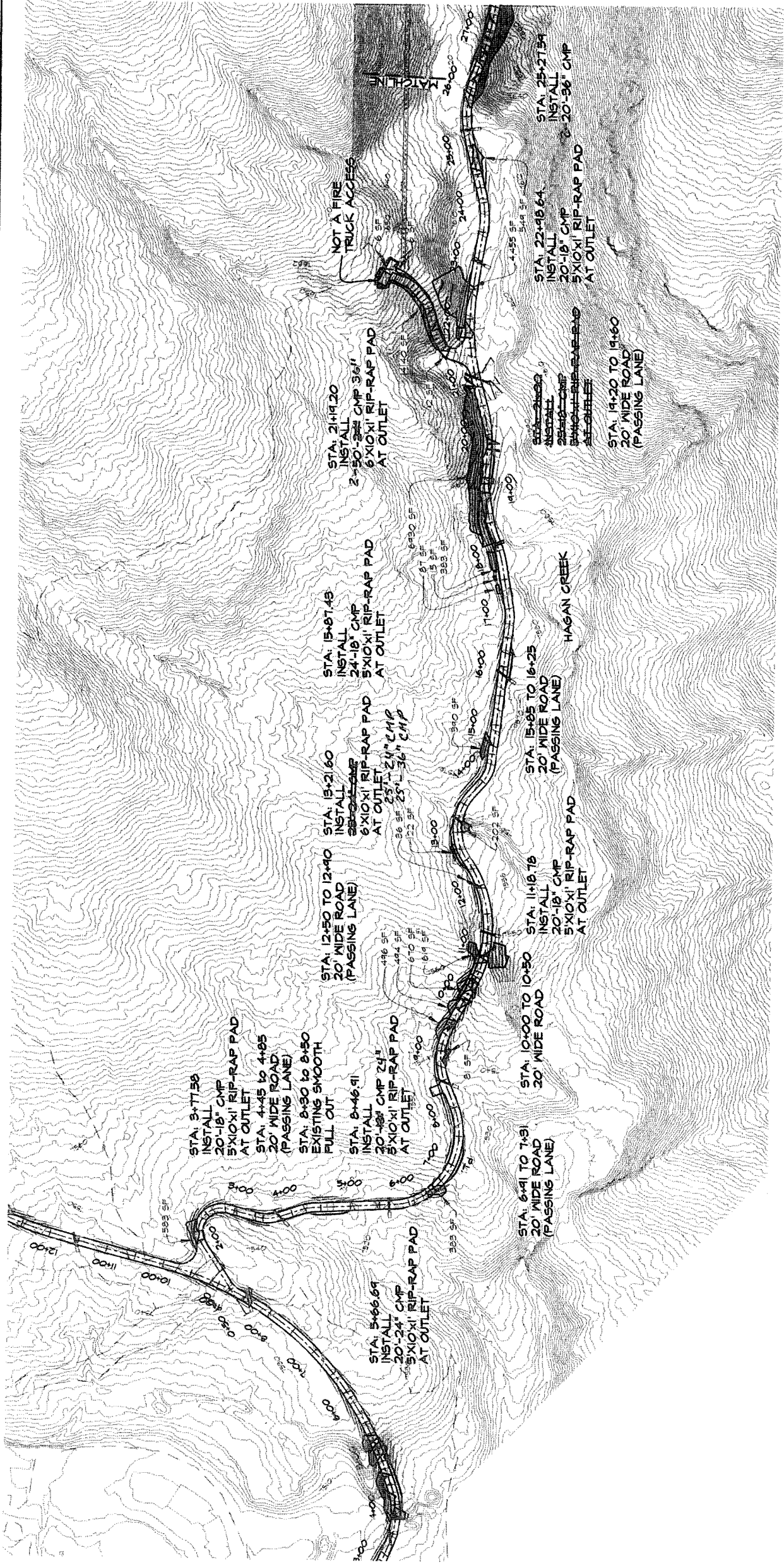


SLOPE LEGEND	
<div></div>	0-15% SLOPE
<div></div>	15%-20% SLOPE
<div></div>	20%-25% SLOPE
<div></div>	25%-30% SLOPE
<div></div>	30% AND GREATER
<div></div>	25% AND GREATER SLOPE AND DISTURBANCE

SFC CLERK RECORDED 03/19/2018



SFC CLERK RECORDED 03/19/2018



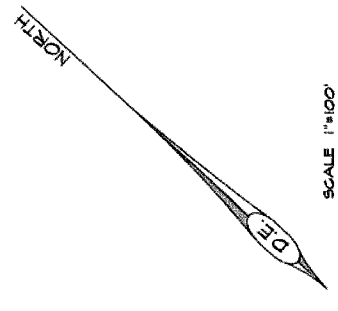
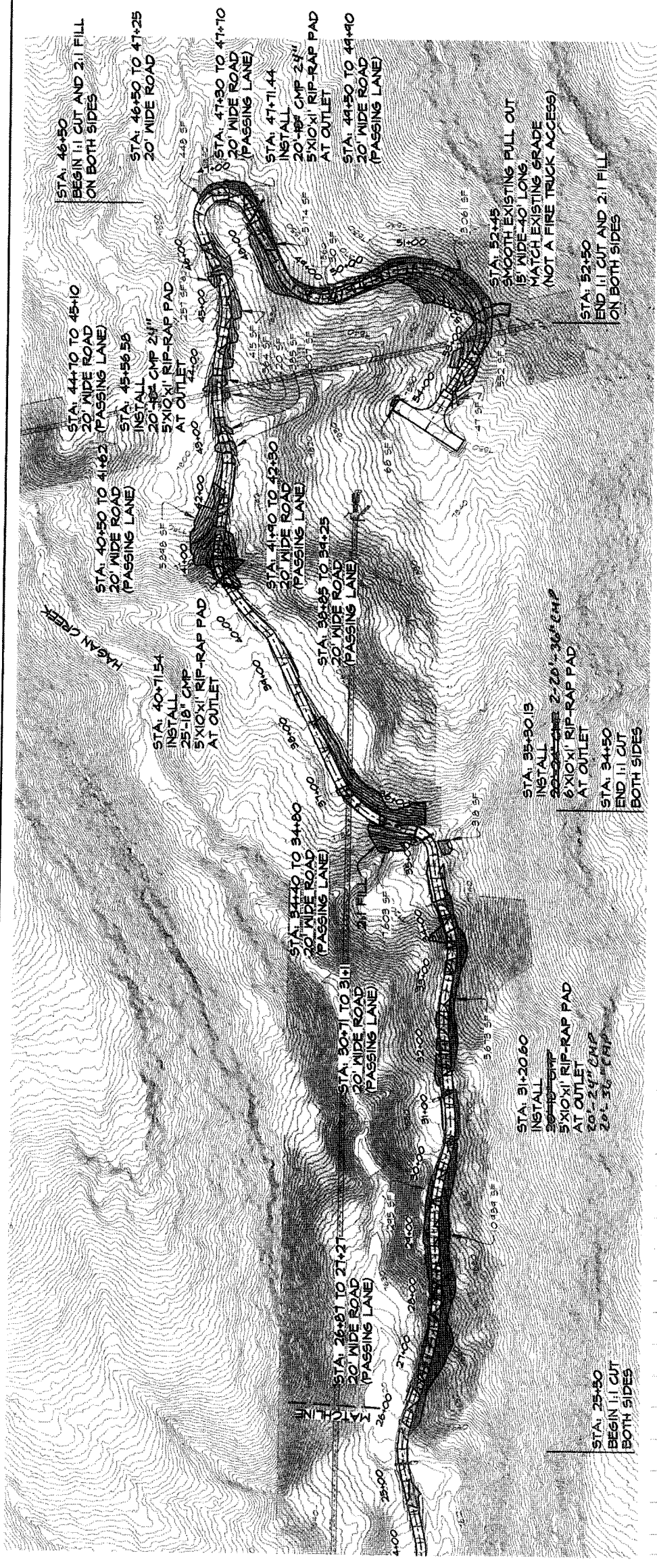
SCALE 1"=100'
100' 0 100'
VERT SCALE: 1"=50'
2' CONTOUR INTERVALS

SLOPE LEGEND







	0-15% SLOPE
	15%-20% SLOPE
	20%-25% SLOPE
	25%-30% SLOPE
	30% AND GREATER
	25% AND GREATER SLOPE DISTURBANCE

TOTAL DISTURBANCE
OF 25%+ SLOPES = 77,865 SF

SFC CLERK RECORDED 03/19/2018



SLOPE LEGEND

-  0-15% SLOPE
-  15%-20% SLOPE
-  20%-25% SLOPE
-  25%-30% SLOPE
-  30% AND GREATER
-  25% AND GREATER SLOPE DISTURBANCE

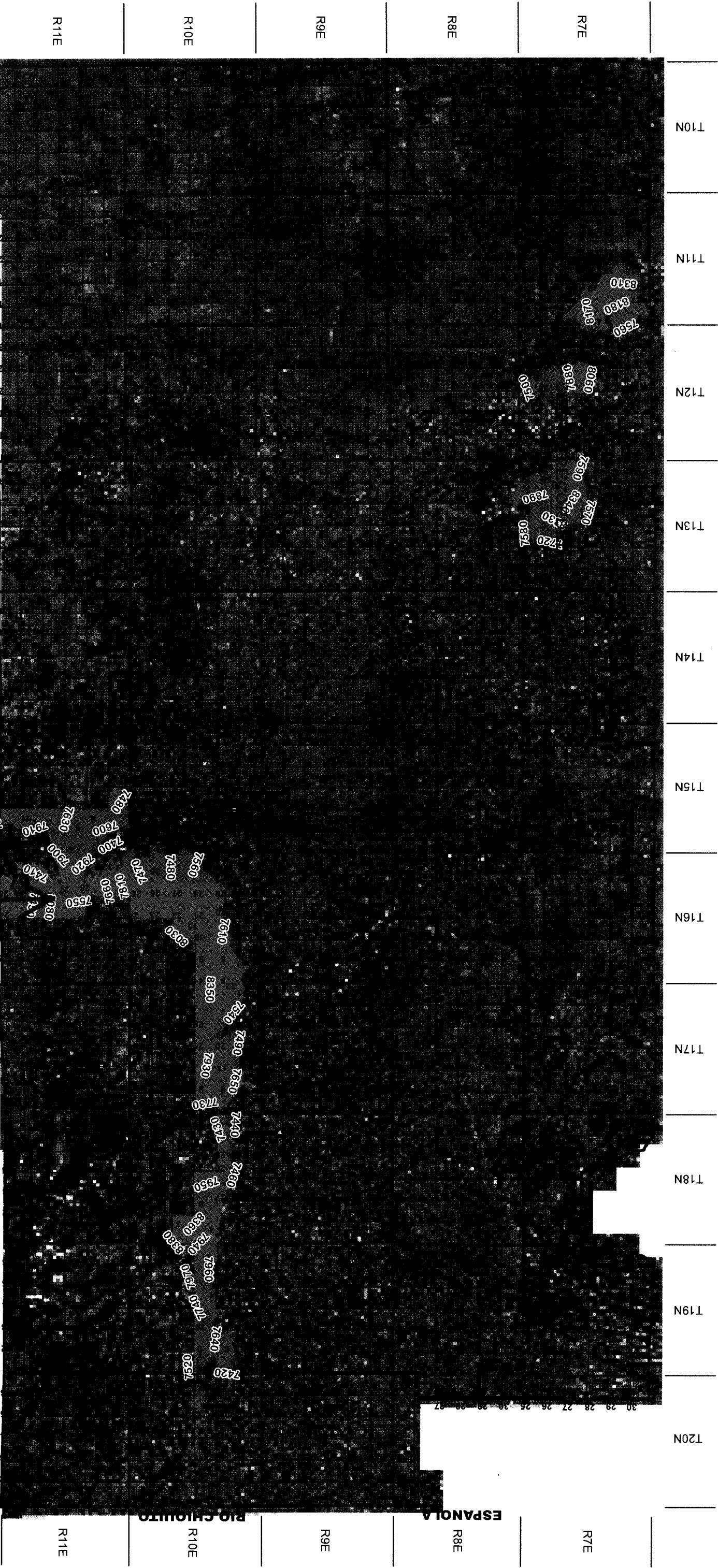
IV.

Variance from SLDC Section 7.17.10.3.1

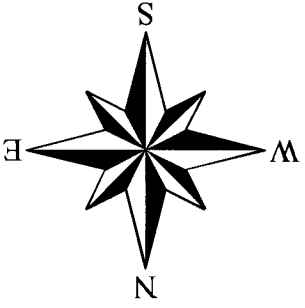
Above 7,400 Feet Elevation Disturbed Area on Any Lot Shall Not Exceed 12,000 Square Feet

- Total Disturbance of 195,191 square feet = 4.48 acres
- Glorieta Property = 2,227.449 acres
- Percentage of Disturbance = 0.2% of Property
- Areas of Disturbance:
 - #27 Zip Tour Road 94,487 square feet disturbance
 - #34 Challenge Treehouse
 - #35 Overnight Treehouse
 - #38 Green Trail Foot Bridge 1
 - #39 Green Trail Foot Bridge 2
 - #56 Zip Tour Platforms
 - #65 Oklahoma Parking and Terrain Park
 - #69 Hagen Creek Road 77,865 square feet disturbance
 - #71 Bike Terrain Area

SFC CLERK RECORDED 03/19/2018



GLORIETA SITE



1 inch equals 5 miles
1 inch = 24,000 feet
25,000 12,500 0 25,000 Feet

2017 Orthophotography

This information is for reference only.
Santa Fe County assumes no liability for
errors associated with the use of these
data. User are solely responsible for
confirming data accuracy.




February 14, 2018

Santa Fe County

Santa Fe County

Legend

 Parcel = 2,227.45 acres +/-

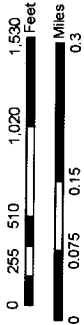
 Below 7400ft. = 30.25 acres +/-

1.35% of Property below 7400ft elevation



1:6,000

1 inch = 500 feet



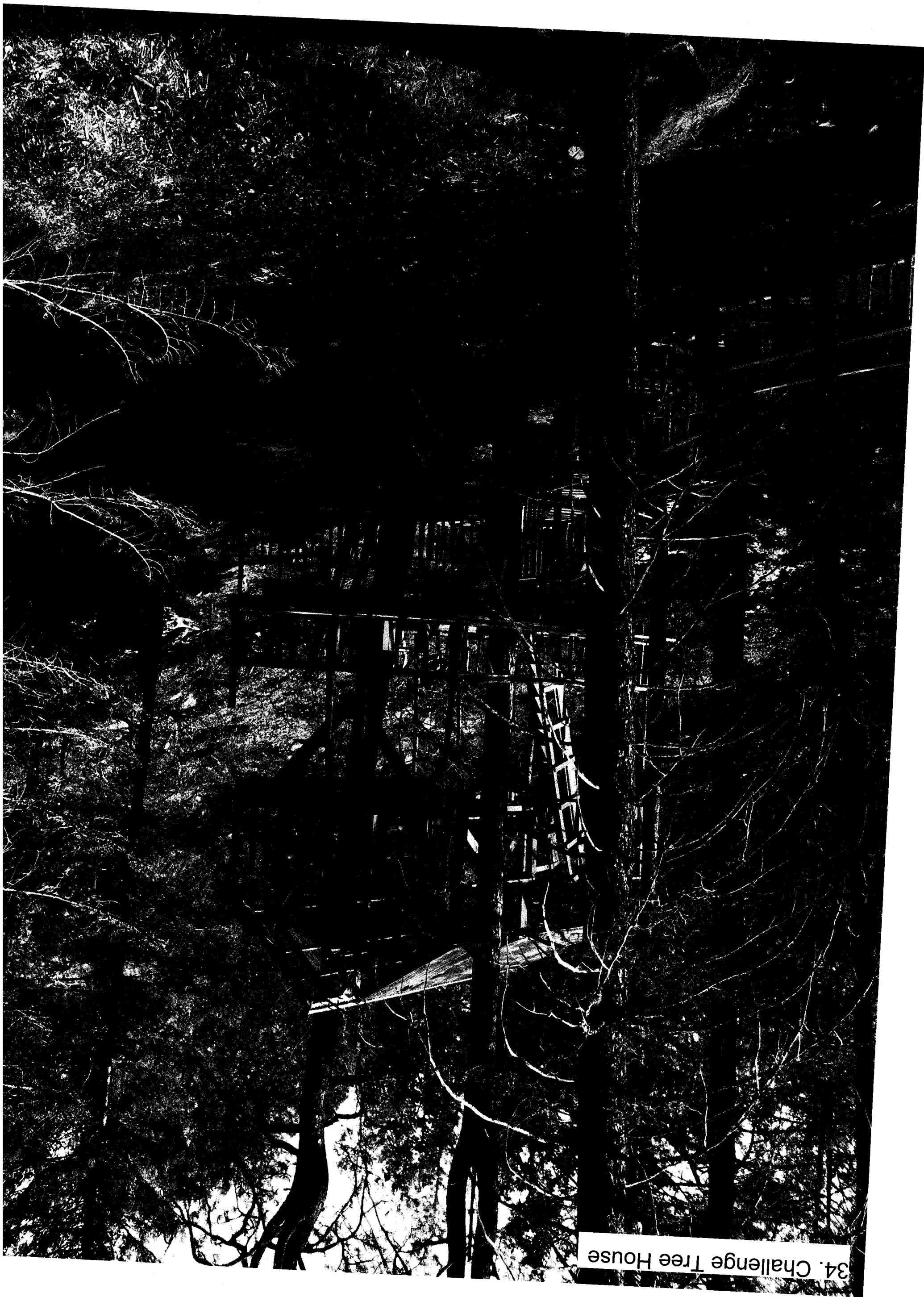
2017 Orthophotography

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February 12, 2017



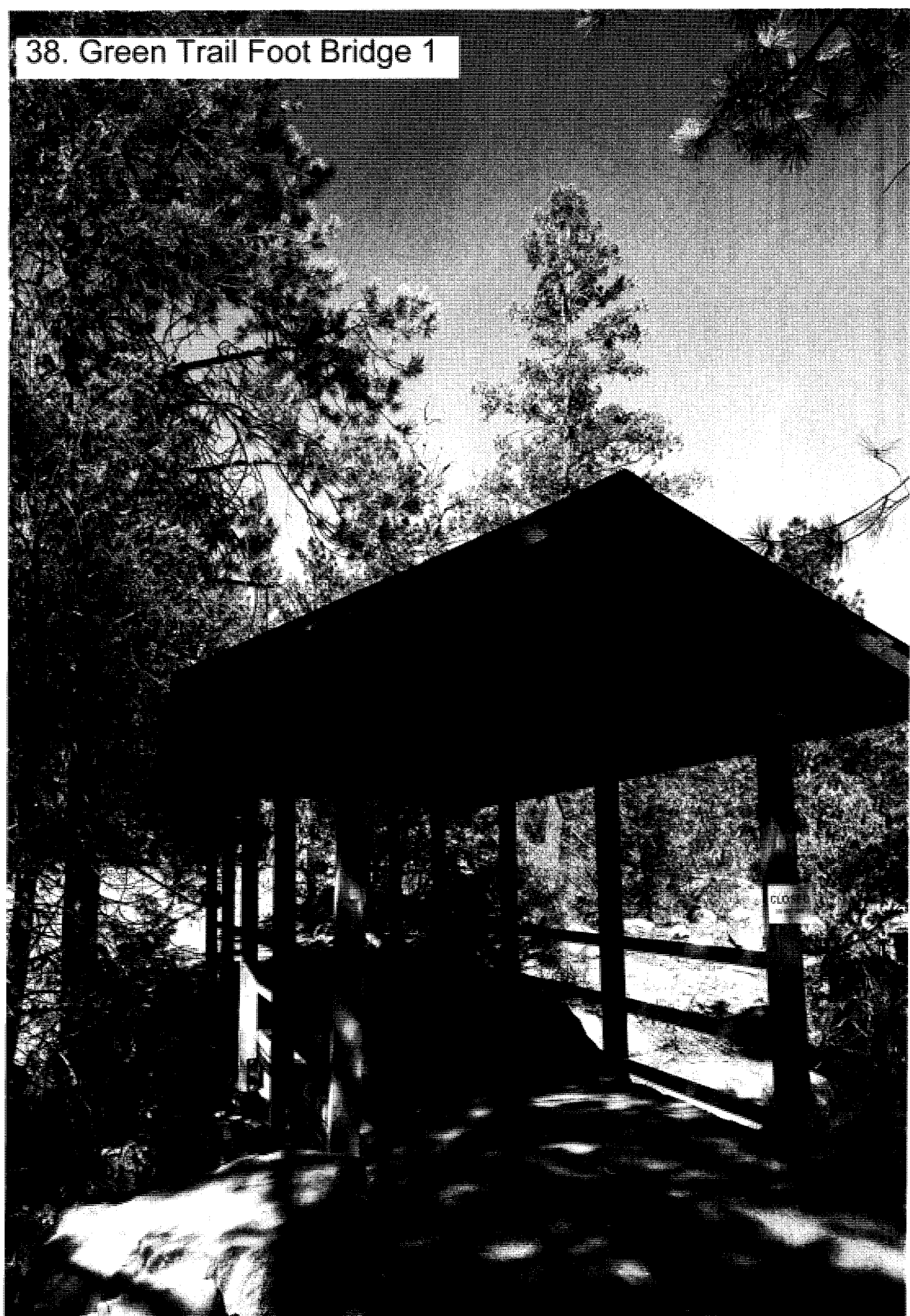


34. Challenge Tree House

35. Overnight Treehouse



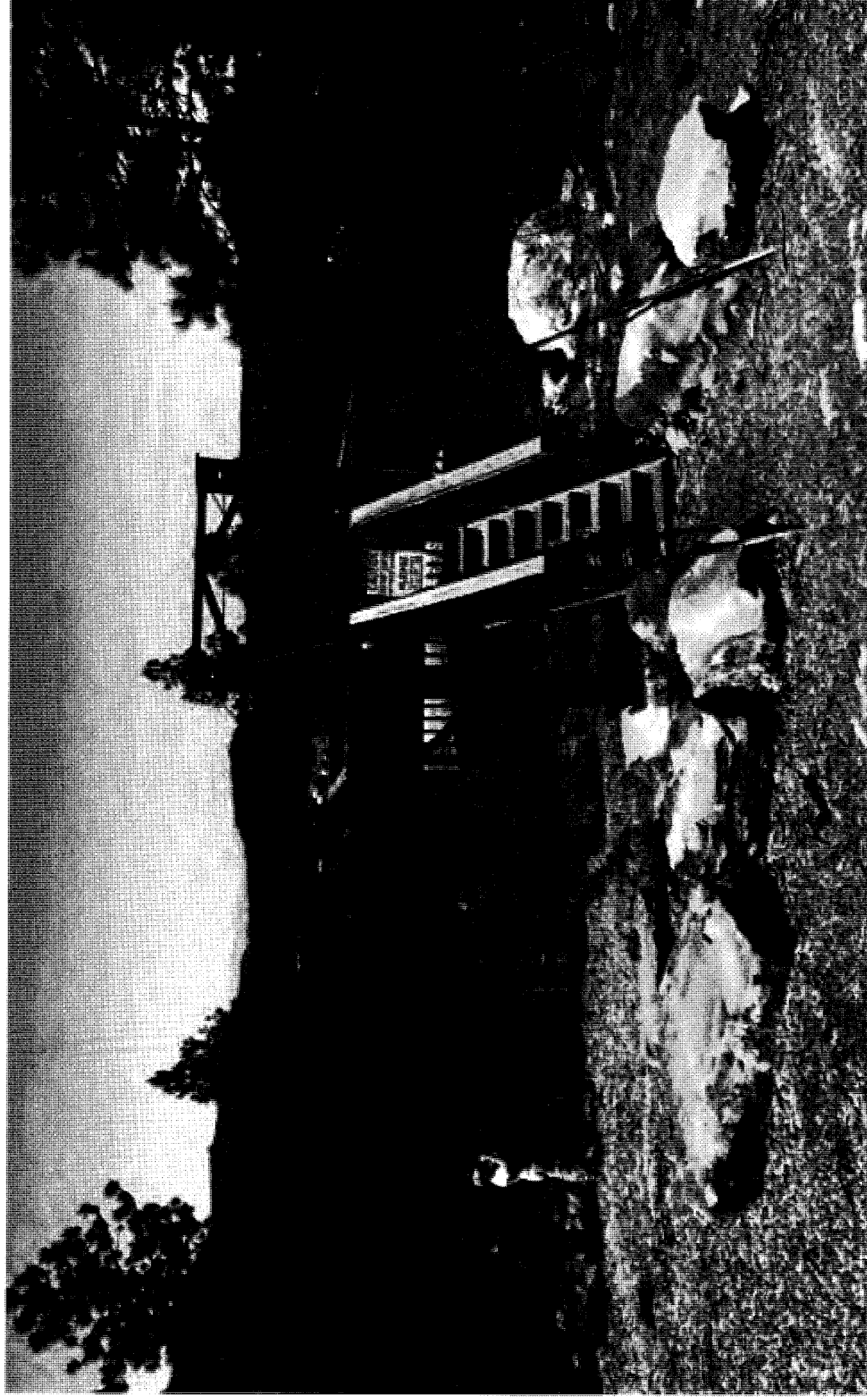
38. Green Trail Foot Bridge 1



SFC CLERK RECORDED 03/19/2018



39. Green Trail Foot Bridge 2



56. Zip Tour Platform

56. Zip Tour Platform



65. Oklahoma Parking & Terrain Park





SFC CLERK RECORDED 03/19/2018
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71. Bike Terrain Park

V.

Variance from SLDC Section 7.17.9.2.7

No Significant Tree May Be Removed from Slopes Greater Than 30%

- With the construction of the #56 Zip Tour facilities, 101 significant trees were removed from 30%+ slopes where trees were in conflict with the zip line required clearances.
- The land is densely populated with trees. Removal of the 101 significant trees has a minimal impact on the natural character of the land. Water quality is not affected by this variance request.

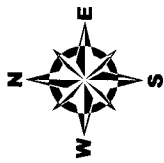
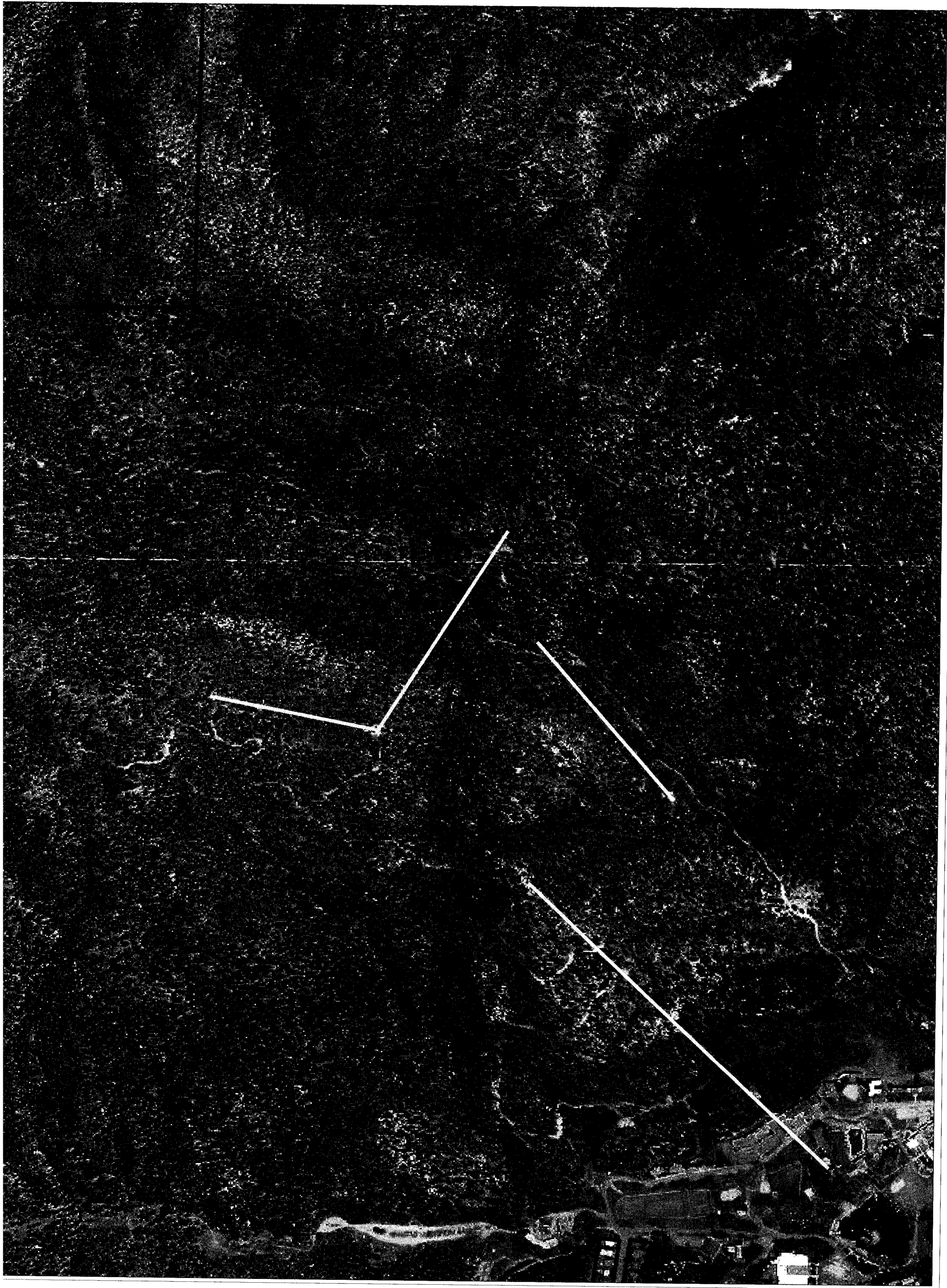
SFC CLERK RECORDED 03/19/2018
SFC CLERK RECORDED 03/19/2018

Santa Fe County

Legend

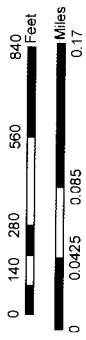


Significant Tree
Removal Area



1:3,313

1 inch = 276 feet



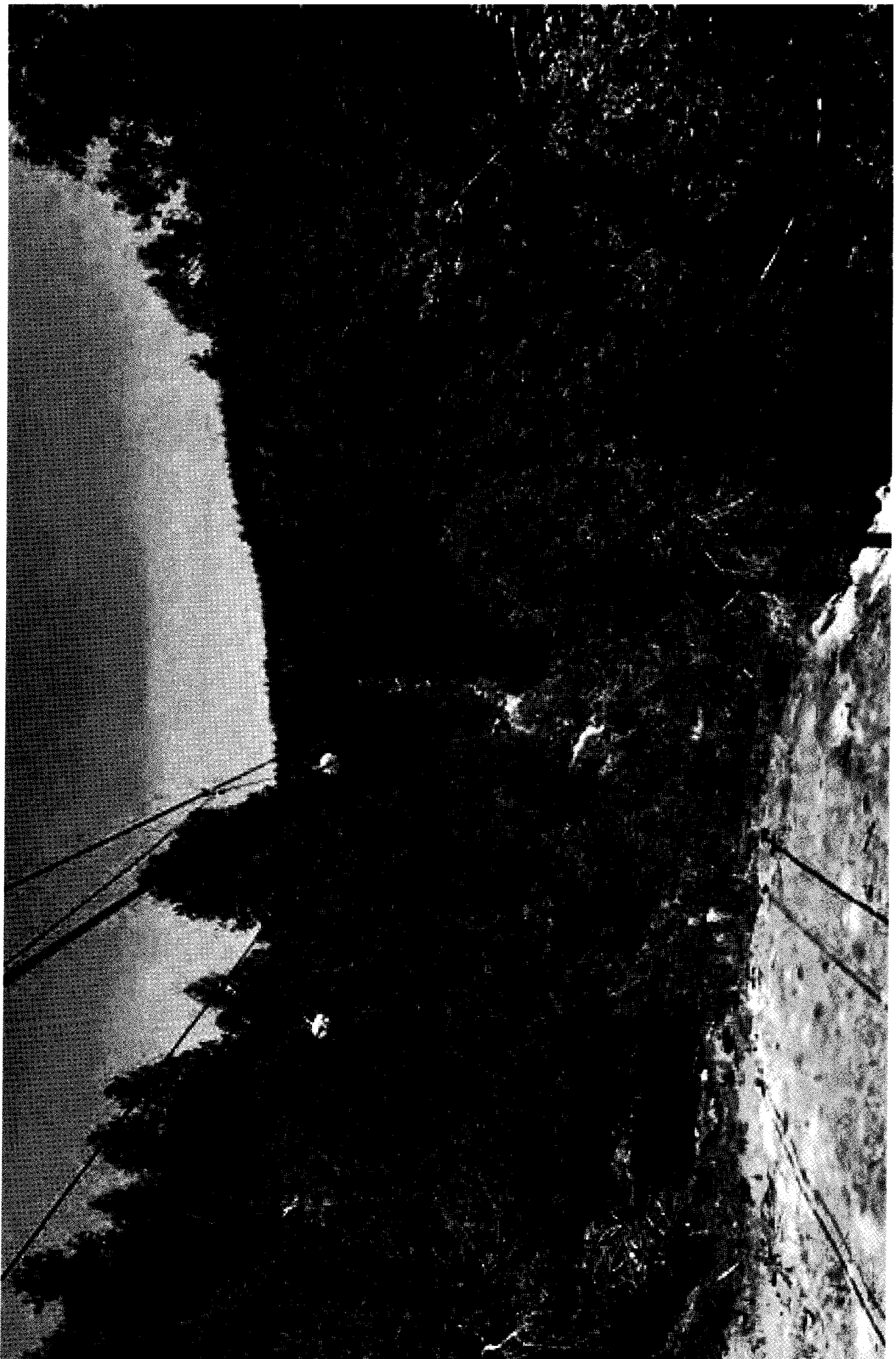
2017 Orthophotography

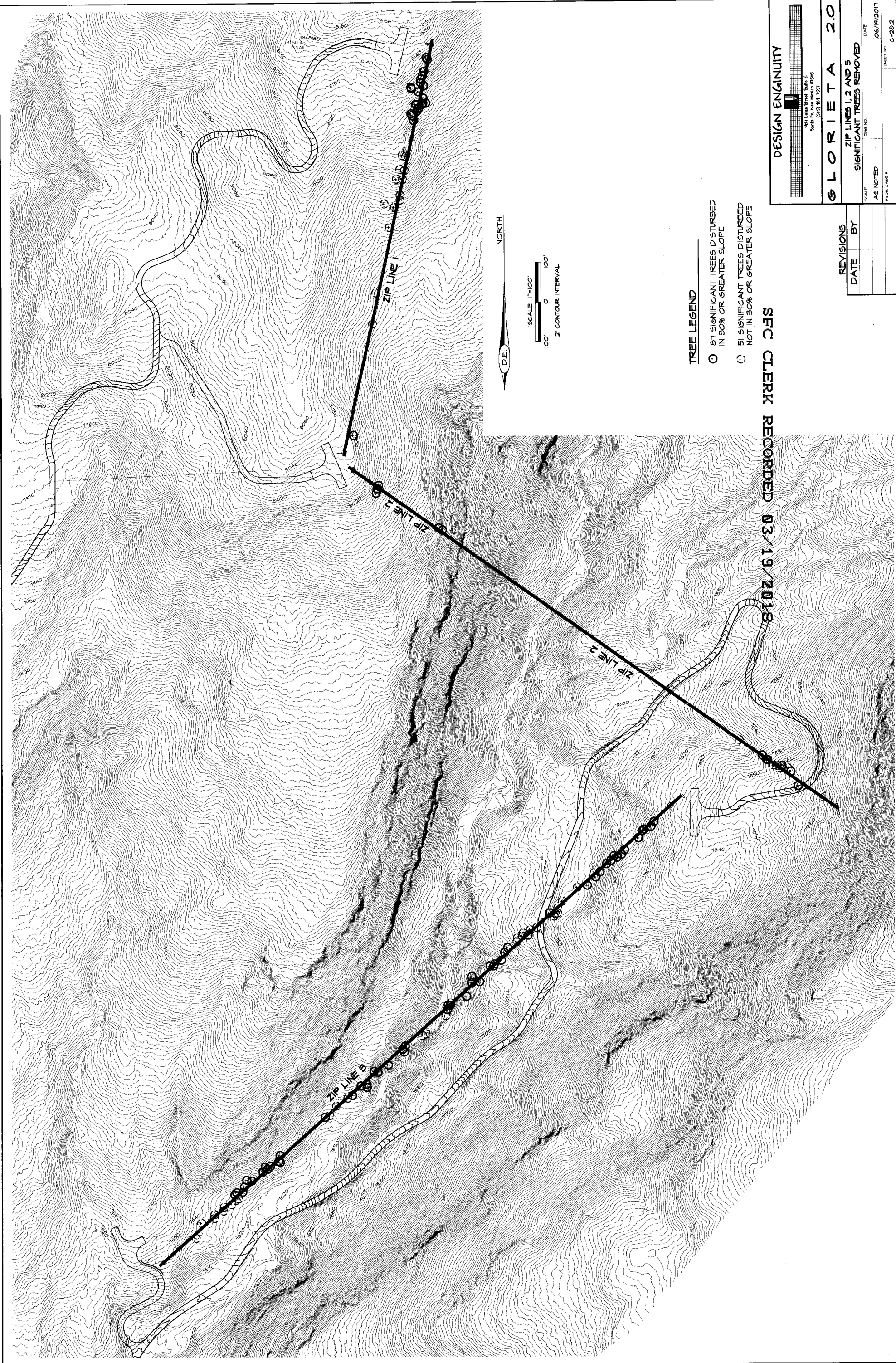
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Users are solely responsible for
confirming data accuracy.



February 12, 2017

SFC CLERK RECORDED 03/19/2018





SCALE 1"=100'
100' 0 100'
2' CONTOUR INTERVAL

TREE LEGEND

- 07 SIGNIFICANT TREES DISTURBED IN 30% OR GREATER SLOPE
- 51 SIGNIFICANT TREES DISTURBED NOT IN 30% OR GREATER SLOPE

SFC CLERK RECORDED 03/19/2018

DESIGN ENGINEERING
1401 LOMA SANTA, SUITE 5
SANTA FE, NEW MEXICO 87505
(505) 981-1997

ZIP LINE 1, 2 AND 3
SIGNIFICANT TREES REMOVED

DATE 06/14/2017
AS NOTED
SHEET NO. C-28.2

REVISIONS	
DATE	BY

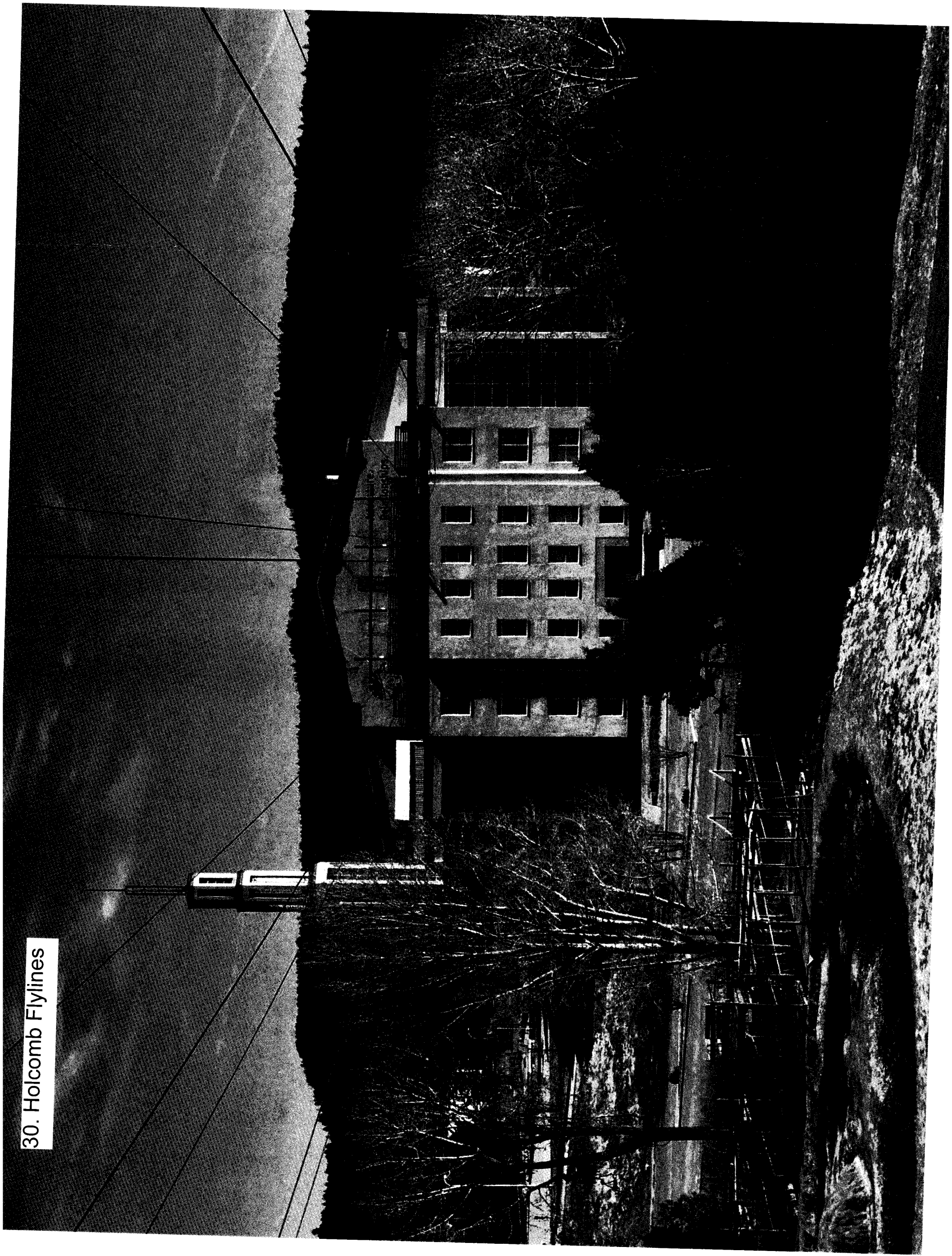
VI.

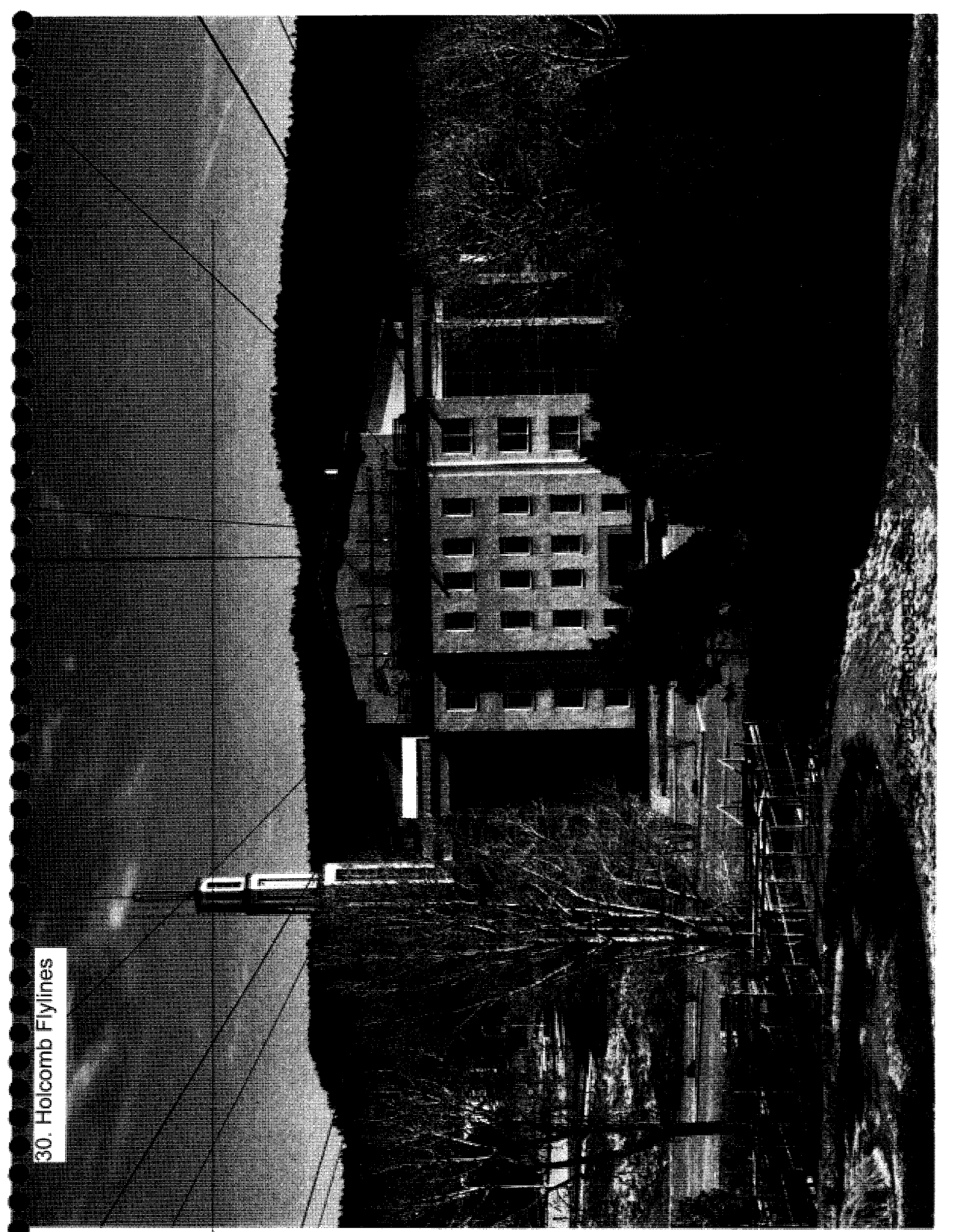
Variance from SLDC Table 8-17, Dimensional Standards-Public/Institutional (PI)

*Flyline Zip Line Structure Exceeding the
Maximum Allowable Height of 48 Feet*

- The maximum allowable height for a structure in the PI zoning district is 48 feet. Variance request for the #30 Holcomb Flylines to allow for a height of 75 feet.
- The top of the platform structure is approximately 75 feet above natural grade at the highest point, which is lower than Holcomb Building roof at 89'-2". The steeple of the Holcomb Building extends to 164'-9".







VII.

Variance from SLDC Section 7.17.9.3.1

Steep Slopes, Ridgetops, Ridgelines and Shoulders. Height for Structures on Slopes of 15% or Greater

- Densely wooded terrain.
- Gravity activity requiring steep terrain and elevation changes.
- Existing Heights
 - #34 Challenge Treehouse 35'-0"
 - #35 Overnight Treehouse 26'-2"
 - #36 Tree Rappel Structure 50'-0"
 - #56 Zip Tour Platforms
 - i. Platform 3 28'-11"
 - ii. Platform 4 29'-11"
 - iii. Platform 5 29'-11"

**Platforms 1 and 2 are below the allowable 18'-0".*

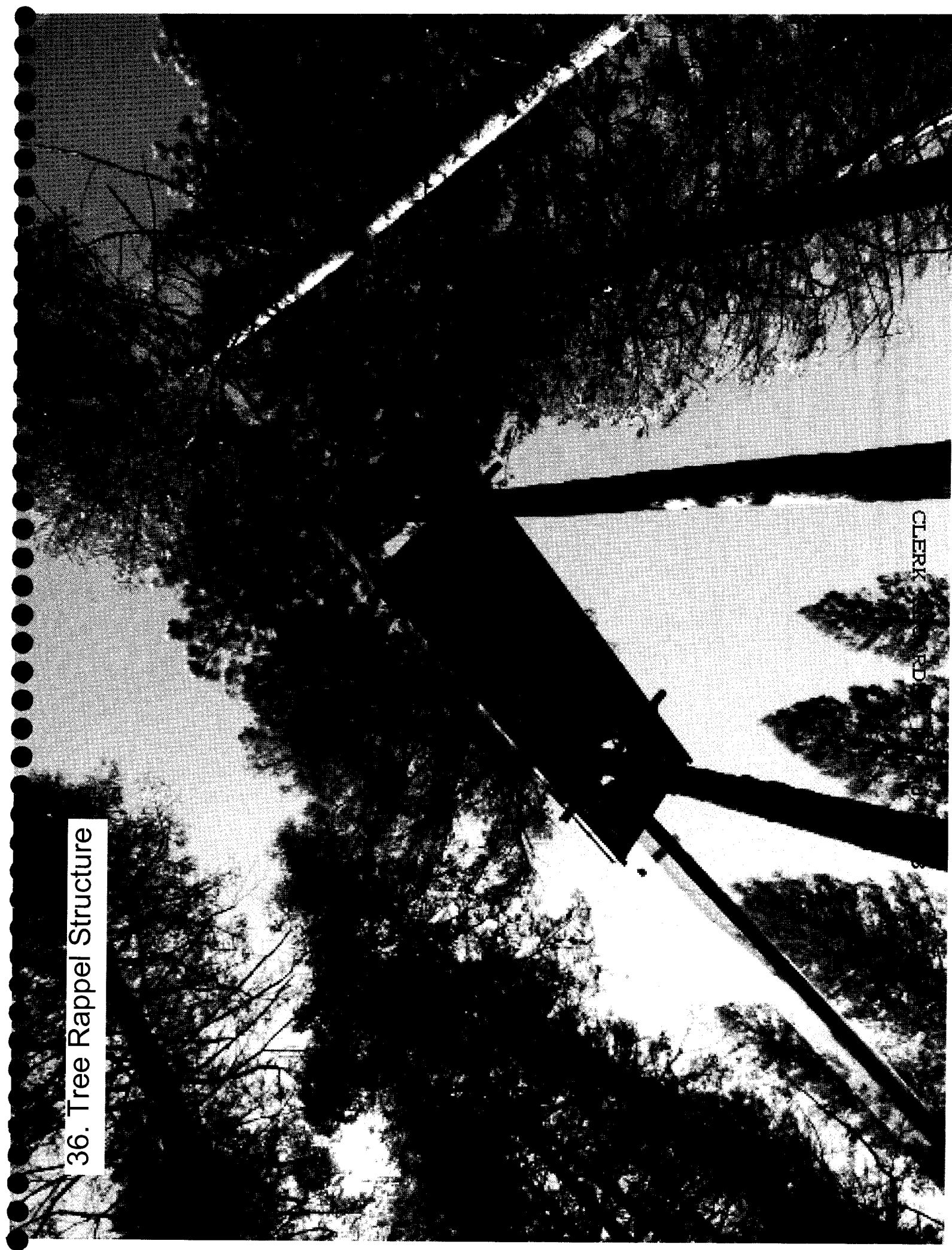


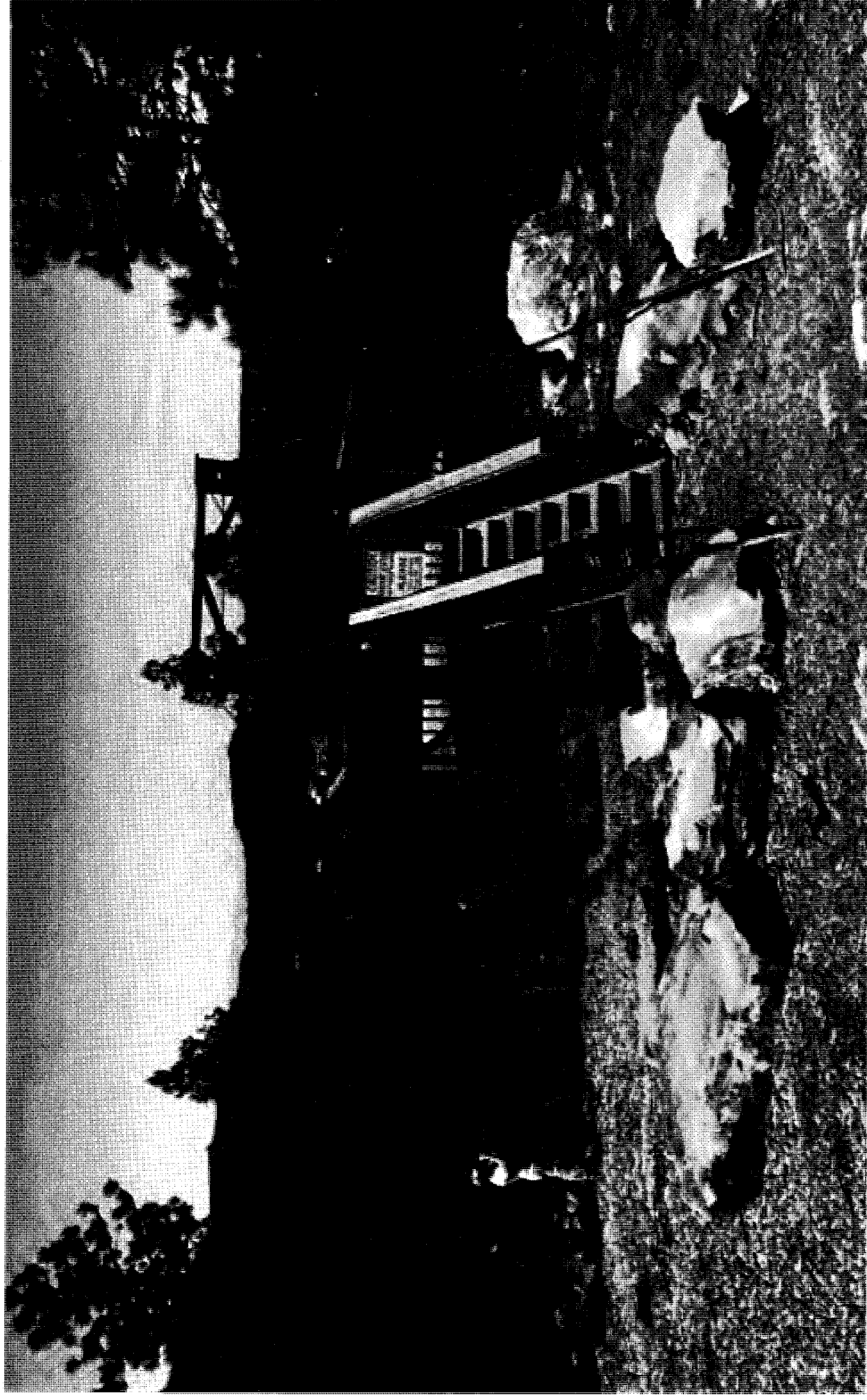
35. Overnight Treehouse



36. Tree Rappel Structure

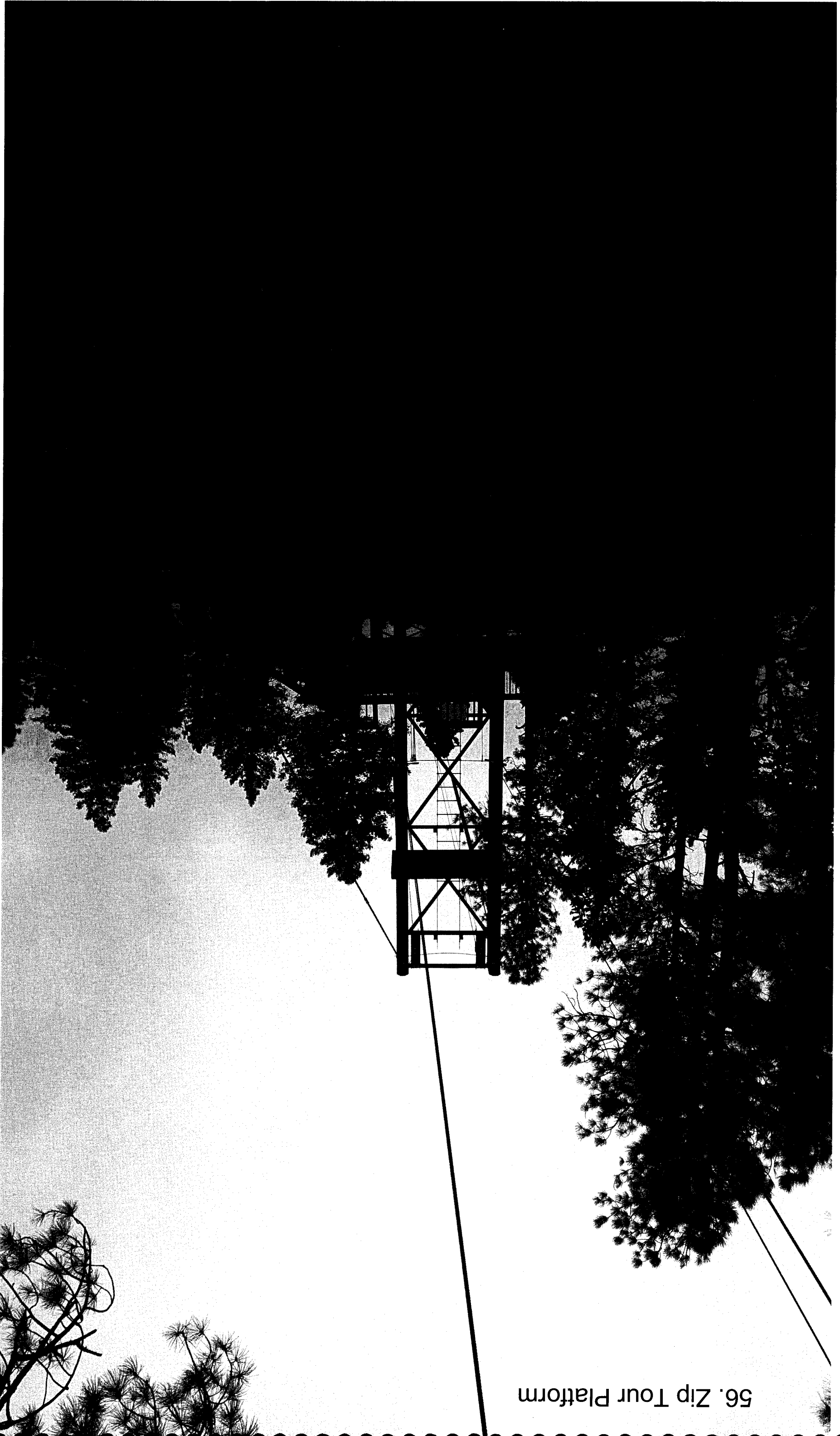
CLERK ROAD





56. Zip Tour Platform

56. Zip Tour Platform



Santa Fe County Sustainable Growth Management Plan (SGMP)

1.2.1.1 Sustainable development maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people, natural systems and economies depend.

1.3.1(c) Continue to protect and create central, mixed use places in community settings. Real, desired places that have “centeredness” allow for focused economic, institutional, social and functional opportunities.

1.3.3(d) Accommodate and encourage local businesses that create employment opportunities for the County including but not limited to retail, office, media and film, finance, arts, building and construction industry, manufacturing, green industry, ecotourism, agricultural activities and industrial uses.



The Village of Pecos
P.O. Box 337
Pecos, New Mexico 87552
Phone (505) 757-6591
Fax (505) 757-2833

Mayor Tony J. Roybal
Village Clerk Ramona Quintana
Village Treasurer Arthur R. Varela

Board of Trustees
Joe M. Benavidez
Florencio Varela
Herman Gallegos
Ralph Lopez

January 2, 2017

Penny Ellis Green
County Land Use Administrator
P.O. Box 276, Santa Fe, N.M. 87504-0276

Subject: Case # VAR 17-5190 Glorieta 2.0 Variances

Dear Ms. Green,

A public hearing will be held in the County Commission Chambers of the Santa Fe County on the 4th day of January 2018, at 3 p.m. on a petition to the Santa Fe County Hearing Officer to hear a request by Glorieta Camps for its application for variances in connection with development permits.

Glorieta Camps (formerly Glorieta Conference Center) has a long-established history with the Village of Pecos and the region. Glorieta is a partner in community and economic development in the region. Glorieta currently employs 64 full-time staff members and hires approximately 200 summer staffers and welcomes approximately 29,000 guests to the region.

Glorieta's proximity to the Village of Pecos, El Dorado, Santa Fe, and Albuquerque means that much of the annual payroll is spent locally. Glorieta staff participate in all aspects of community economics by purchasing gas, eating at local restaurants, shopping for supplies, procuring medical services, and attending local churches.

Glorieta Camps makes an effort to purchase local supplies and use local vendors when possible.

Economic impact of Glorieta in the Pecos/Santa Fe/Albuquerque communities

- Annual revenue across 8 programs - \$6.5 Million
- Annual payroll to local FT staff - \$2.2 Million
- Annual payroll for summer staff - \$600,000
- Purchases from local vendors for food, supplies, services – over \$1.5 Million

SFC CLERK RECORDED 03/19/2018

Glorieta is a vital community partner and economic development arm for the Village of Pecos and region. We are working closely with Glorieta to develop various partnerships that will strengthen our community. Because of these reasons, we whole heartedly support the application for variance in connection with the development permits listed in Case # VAR 17-5190 Glorieta 2.0 Variances.

If you have any questions or would like to discuss further, please do not hesitate to contact me at 505-757-6511.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Roybal', written in a cursive style.

Tony Roybal, Mayor
Village of Pecos

SFC CLERK RECORDED 03/19/2018

Southwest Forestry Services

Forest Health Specialists | Wildland Firefighters

Christian Carter 505.658.6123

southwestforestry19@gmail.com

February 2, 2018

VIA EMAIL

Penny Ellis Green

Director of the Growth Management Department

Santa Fe County Land Use Administrator

P.O. Box 276

Santa Fe, N.M. 87504-0276

pengreen@santafecountynm.gov

Re: Glorieta Camps Road Variances

Dear Ms. Green,

My name is Christian Carter, owner of Southwest Forestry Services. Over the past two years, I have had the pleasure to work with Glorieta camps in their efforts to be stewards of their land.

I am a wildland firefighter and have worked closely with Glorieta Camps, with the funding they have received, to create a defensible space around their structures as well as improve wildlife habitat and forest health. As of now, we have thinned 85 acres along the road that is in question. Southwest Forestry Services finds a reclamation and re-permit on this road to be a public safety risk, as all thinning operations have been determined off this road system, ie. being used as a firebreak and getting fire crews and fire equipment into place to protect the local community (Glorieta).

Overall, Southwest Forestry Services has completed 110 acres of forest health improvements encircling Glorieta Camps and we recommend leaving this road system in place, as all forest treatments have been designed around the continued improvement of these road systems for use by emergency services.

Thank you for your consideration,

Christian Carter, Owner

Southwest Forestry Services

cc: Jose Larranaga, Development Review Team Leader, joselarra@santafecountynm.gov

SFC CLERK RECORDED 03/19/2018



BICYCLE TECHNOLOGIES INTERNATIONAL

January 4, 2018

To whom it may concern,

BTI is a Santa Fe based bicycle parts distribution company employing 35 people. We supply bike shops across the US and internationally.

We support Glorieta Camps efforts to develop roads and trails on their property. These bikeways have already proven to be an economic driver for Santa Fe County, through events like the Big Mountain Enduro, Glorieta Cyclocross, and the X-Terra Tri. BTI views these trails as an employee recruitment and retention asset, which our staff uses frequently.

In the big picture, sporting goods industries are in decline. The solution is more opportunities for outdoor recreation, not less. Glorieta Camps' is creating a healthier community by graciously opening their doors to outsiders. BTI urges Santa Fe County to genuinely support their efforts by granting them the permits/variances needed to continue their good work.

Sincerely,

A handwritten signature in dark ink, appearing to read "Preston Martin", is written over a horizontal line.

Preston Martin
Owner, President
BTI

SFC CLERK RECORDED 03/19/2018

Jose Larranaga

From: Zachary Garza <zach@odessabible.org>
Sent: Tuesday, January 30, 2018 10:10 AM
To: Jose Larranaga; pengreen@santafeecountynm.gov
Subject: Glorieta Camp County Variances

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

Hello, my name is Zachary Garza. I am the youth pastor at Odessa Bible Church in Odessa, Texas. At the end of February, I will begin my 7th year as the youth pastor here at OBC. Over the past 6 years, we have taken many students to our biggest event of the year, summer camp. As you can imagine, being out in West Texas has some challenges; one of those being finding a camp that's worth the 5+ hour drive. This past summer, we ventured to Glorieta for the first time and I cannot begin to tell you what a time we had. This past summer was our best summer ever as a student ministry. It's places like Glorieta Camp that provide opportunities for our students to grow through its counselors, leaders, facilities, and activities.

Franklin D. Roosevelt said this about relationships, "If civilization is to survive, we must cultivate the science of human relationships - the ability of all peoples, of all kinds, to live together, in the same world at peace."

Through its different avenues, and especially its activities, Glorieta Camps lives by this. These activities, leaders, counselors, and facilities — they help us youth pastors and leaders cultivate better relationships with our students so that we can send them out to show love and peace to our society.

Here are some videos I created from this past summer to share with your staff:

Day 3 Recap: <http://bit.do/day3glorieta>

Glorieta Camp Recap: <http://bit.do/OBCglorietacamp>

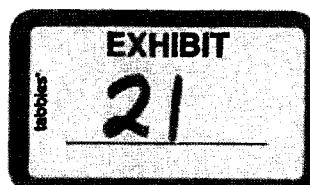
Thank you for taking the time to read my message!

Be blessed,

Zach Garza
Youth Pastor / Media Director | Odessa Bible Church
(325) 728 - 7123 | zach@odessabible.org

SEC CLERK RECORDED 03/19/2018

1



NBB-377

Jose Larranaga

From: Brian Romero <brian@viewslandscaping.com>
Sent: Friday, February 02, 2018 12:48 PM
To: Jose Larranaga; Penny Ellis-Green
Subject: Glorieta 2.0

Hello,

I wanted to express my support for Glorieta 2.0. My kids all attend their summer Day Camps and other camps throughout the year. We have never had any other camp or program impact our kids as positively as this one. Whether you have girls or boys they are challenged, directed and taken care of while learning, developing and growing in all the right ways. My daughter has dreams of camp and always is telling us about her great memories.

I cannot say enough positive things about this organization. The setting is beautiful and the kids do not have their phones and video games eating up their time and minds. They get to be outside in a great place having fun and blossoming into the people they should be. Every day after camp they are excited, tired, happy and full of stories. We have gained friends within the community that we would have not have made otherwise. Our 5 year old is looking forward to the day when he can attend.

Please grant the permits and variances this great organization seeks. When the kids were able to enjoy the full range of activities they benefitted even more and had great fun. I can only imagine how many more lives can be positively impacted if they can offer even more than they did last summer. I wholeheartedly endorse this Camp.

Thank you for considering the positive and beneficial impact expanding their resources will have.

Sincerely,

Brian Romero
VIEWS, LLC
LANDSCAPES OF DISTINCTION
505-577-1430 mobile
www.viewslandscaping.com

SFC CLERK RECORDED 03/19/2018

Jose Larranaga

From: Gloria Romero <gloria@viewslandscaping.com>
Sent: Friday, February 02, 2018 12:29 PM
To: Jose Larranaga; Penny Ellis-Green
Subject: Glorieta 2.0 Permits and Variances

Greetings,

I am writing today asking you to grant the permits and variances requested by Glorieta 2.0. As a parent I am always looking for activities that allow my children to grow and develop in a safe and appropriate setting. Glorieta has more than exceeded our expectations in this manner.

Every year for the last 4 years we have sent our kids to the summer Day Camp and have always been amazed at how much they love it. From the last day of camp in August until the next camp starts they talk about their experiences, the friends they made, how much they love the counselors, the great setting and on and on. In a day and age of electronics, social media, television and print advertising all geared toward consumerism, poor behavior, material wealth and the pursuit of possessions and/or being a YouTube star, it is invaluable to find an organization such as Glorieta. They are dedicated to building character, strengths and values in children who will grow up to be citizens, parents, social influencers.

The activities the Camp offers reinforce confidence, helping others, group and personal development and growth. My daughter who is 11 changed drastically for the better the very first summer she attended. She went from being a shy, quiet, inhibited little girl who stayed on the fringes of group activities to a brave, self assured, physically confident now pre-teen. My son who is 14 has benefitted greatly from the male role models he has had the opportunity to interact with. The counselors have shown that you can be a strong male while also demonstrating values, character and accountability that enhance and direct that young man energy.

Our children all need to be surrounded by people of excellence in order for them to grow, develop and flourish into the people and citizens we want them to be. Glorieta is actively impacting all the kids in a profoundly positive manner each time they hold a camp or program. The physical challenges their camp offers build skills, confidences, good physical health and are tremendous fun for everyone. It would be very sad to see this Camp have to wait any longer, or not receive, the variances they request. Summer will be here sooner than we think and the kids are missing out when the Camp can't operate at their full potential. We love Glorieta 2.0 and have sent friends and family members there because we support and believe in them so strongly. They are a great influencer on our community and children. Their Day Camp Assistant Director has even attended our daughter's volleyball games to show support. This is the type of person you want your kids to be around.

Having a pre-teen girl I am grateful that largely due to this Camp's programs my daughter loves herself, feels comfortable taking physical challenges head-on, is not intimidated by boys or sees any drawbacks to being a girl. My son has learned empathy and made friends that share his good values. My children are respectful and realize they are accountable for their decisions and behavior. There is no other activity including sports that have had the overall positive impact Glorieta has had. Please grant all their permits and variances and allow them to offer the full range of programs they are capable of. So many kids and families will be impacted in a positive way. I would be happy to speak with you if necessary as would my kids. Thank you for your careful consideration and hopefully approval.

Warm regards,
Gloria Romero

Jose Larranaga

From: Kyle Cravens <kyle.cravens@lifeway.com>
Sent: Friday, February 02, 2018 12:00 PM
To: Jose Larranaga; pengreen@santafeecountynm.gov
Cc: Meredith Nelson; Ben Trueblood; Brad Barnett
Subject: Glorieta Camps

To Whom It May Concern,

Glorieta hosts FUGE Camps during the summer. This summer, FUGE Camps will hold camp at Glorieta for four sessions from June 14 to July 1. We anticipate having over 5,000 students and adults coming to camp as church groups throughout this four-session period. These groups come from locations throughout the West and even the South.

Glorieta is a great location for camp! We have groups that come back year after year. Part of the attraction to this location is the adventure recreation options available to students and adults. These options such as rappelling, climbing walls, and zip lines are not only fun times for students but they provide great opportunities for our leaders to relate these experiences to life and even more importantly to their faith walk and relationship with the Lord.

Last summer, with many of these options not available, church groups were very disappointed and students missed out on a large part of their camp experience.

I know from my interactions with Glorieta that they have worked hard to ensure these elements are safe and ready for camp. I ask that you give careful consideration to this issue and grant Glorieta the variances needed to open these adventure recreation elements for this summer.

Please feel free to call me if you have questions or would like to discuss this further.

--

Kyle Cravens, FUGE Camps Coordinator
LifeWay Christian Resources
615-251-3823

Serving student ministries in their mission of making disciples.

Follow FUGE Camps on Facebook-fugecamps, Twitter-FUGECamps, Blog-blog.lifeway.com/fuge



Jose Larranaga

From: Judy Smith <jsmith@crawford-isd.net>
Sent: Friday, February 02, 2018 1:05 PM
To: Jose Larranaga; pengreen@santafeecountynm.gov
Subject: Glorieta Camps

Glorieta has been an important part of our family for years. My husband and I met there in 1983. Throughout the years, we have visited and sponsored groups who have enjoyed the wonderful campus. The improvements Camp Eagle has made to the facilities revived the camp. This organization works to inspire Christ-like change through outdoor adventure and Biblical truth. Attempting to provide outdoor adventure required changes to the original campus. All of the changes are designed to enhance the natural beauty of the landscape while allowing participant to experience adventure. We have zip-lined, drift triked, participated in the super swings, and hiked the many trails. I support the variance applications being approved and stand behind the mission of this camp. Thank you for serving your community.

Judy Smith
Crawford High School
Chemistry/Physics
(254) 717-6657

SFC CLERK RECORDED 03/19/2018

NBB-380

Jose Larranaga

From: Joe Shearer <JShearer@woundedwarriorproject.org>
Sent: Tuesday, January 30, 2018 11:59 PM
To: Jose Larranaga; pengreen@santafeecountynm.gov
Subject: Glorieta Camps

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Ellis-Green and Mr. Larranaga,

My name is Joe Shearer and I have worked for the last 5-years at Wounded Warrior Project in a program called Project Odyssey. Project Odyssey is a multi-day event where we leverage outdoor adventure as the context for teaching coping skills to combat veterans suffering from PTSD. Some of the most important relationships we have, that enable our program to exist, are the amazing partners that provide the venues for these events.

My relationship with Glorieta Camps and their sister properties is particularly special. Since 2013 when I first began working with them, we have served roughly 200 wounded service members through dozens of events together. I have witnessed first-hand the value of the work that takes place at Glorieta. Not just in my groups, but also in the thousands of young people that attend their summer camps and all the other wonderful groups that have the opportunity to visit.

It is my understanding that Glorieta has applied for a number of county variances, permits, and permissions to be able to offer their full range of programming to patrons like myself. I am grateful for regulation and oversight in matters such as this because it promotes safe operations and helps protect the community and environment as well. In working with Glorieta over the years I know that they are passionate not only about their mission of service but also about the communities in which they work and live. If they should be granted their request I am certain that they would proceed with the utmost care and attention to detail in the construction and operation of their activities. Everyone whom I have had the pleasure to interact with at Glorieta has been extremely professional and knows their craft at the highest level. I travel all over the country and have run programming in dozens of venues, so I have a clear understanding of what a site like Glorieta should look like and how they should operate. The staff at Glorieta is by far a cut above the rest.

Glorieta and their ability to operate is important to me personally and essential to the success of my program and the wounded service members it serves. I strongly support the approval of their variance applications and sincerely hope that on February 15th you too will be an advocate on their behalf.

If there are any questions that I can answer about my experience with Glorieta or my support for their applications, please feel free to reach out to me directly at (904) 528-6798.

Thank you,

JOE SHEARER
Combat Stress Recovery Specialist

M: 904.528.6798

Wounded Warrior Project
1 South Nevada Drive, Suite 205
Colorado Springs, CO 80903

Jose Larranaga

From: Blake Clevenger <blakeclevenger@gmail.com>
Sent: Wednesday, January 31, 2018 8:40 AM
To: Jose Larranaga; pengreen@santafeecountynm.gov
Subject: Glorieta Variance Application

Follow Up Flag: Follow up
Flag Status: Completed

I wanted to take a moment to express my desire for Glorieta Camps be able to continue to put on the amazing camps and activities that they do. My family has spent 3 weeks out there, each of the past 2 summers. I have also made numerous trips out in between. The camp and the staff are amazing. The work they do is world-class.

I am a part of a church that brings nearly 2000 people each summer to the camp because we so greatly believe in the work they are doing. If their application for the variance is allowed, it will enable the camp do continue to do even more amazing things. Their mission is to inspire Christ-like change through outdoor adventure and biblical truth. The outdoor adventure element is what drew me to the camp initially. I was drawn because I knew that it would be a place the students I try to minister to would be drawn to. I can first hand attest that without the outdoor adventure elements, many of the teenage boys and young men might not have given the camp a shot. When the camp is able to do more, it opens the door for more people to be inspired and impacted. Please strongly consider this permit and the unlimited potential that is has to impact lives.

Blake Clevenger
806.570.1651

SFC CLERK RECORDED 03/19/2018

Jose Larranaga

From: Tammy Roberts <tkroberts00@gmail.com>
Sent: Friday, February 02, 2018 11:26 AM
To: Jose Larranaga; Kel Beal; pengreen@santafeecountynm.gov
Subject: Glorieta

To Whom It May Concern:

As a leader I cannot even begin to describe how much Glorieta means to our youth group. Glorieta has provided not only our students, but also our small group leaders the opportunity to engage in God's word, with each other, and of course the Lord's beauty. Glorieta does more for our youth group in one week than we can do in a year of programming. The staff is completely intentional, prepared, and truly amazing. Glorieta makes my job as a leader so easy. From registration to execution the staff and directors are by far the best. Every year we are blessed with the high quality and innovative experiences this staff and facility provides. Thank you so much Glorieta, we love you beyond words!

I completely understand that decisions are hard and there are big picture issues at stake, but I pray that this committee can see the valuable resource that Glorieta can provide that state of New Mexico. Your state is glorious and beautiful. I am praying for an endearing partnership that will be beneficial for all parties. Please feel free to contact me if you need any other information.

Sincerely,

Tammy Roberts

Director of Next Generation Ministry

Live Oak Community Church

SFC CLERK RECORDED 03/19/2018

NBB-385

Jose Larranaga

From: Neal Pederson <np@atsnm.com>
Sent: Tuesday, February 06, 2018 11:11 AM
To: Jose Larranaga
Subject: RE: Glorieta 2.0 Variances Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. I am in the Tuff Rider Mountain Bike club in Los Alamos and often come down to the Glorieta Camps facility to ride some of the most unique and well-built trails in the state of New Mexico. When I go I often bring friends and family and later enjoy eating out at some of the many restaurants in Santa Fe. Without Glorieta, I would rarely get off the hill to ride unless I am driving a long ways to go somewhere like Moab, UT or Crested Butte, CO. Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and visitors.

Best Regards,

Neal Pederson

President, VI Control Systems
2173 Deer Trail, Los Alamos, NM 87544
TEL: 505.662.1461, FAX: 866.422.2931
np@vicontrols.com

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SFC CLERK RECORDED 03/19/2018

Jose Larranaga

From: Mary Ann Saville <vedeli@cybermesa.com>
Sent: Thursday, February 01, 2018 4:01 PM
To: Jose Larranaga
Subject: RE: Glorieta 2.0

Dear Mr. Larranaga,

I am writing to you with regards to Glorieta 2.0. We live right next door to Glorieta Camps, in La Cueva Canyon. The Glorieta Camps facility and staff have been wonderful neighbors. We absolutely support Glorieta 2.0 and are in favor of their variances being granted.

My son (who is now 11) and his friends, have been attending the Glorieta Camps for many years now. This is a wonderful, outdoor church camp that is available for the children of our county and state. It is a great asset and my son has really benefited from it. I think anything we can do as a community to help this organization out, would be a positive and beneficial move.

If you have any questions for me, please do not hesitate to call me.

Thank you!

Best wishes,
Mary Ann Saville
(505) 660-6377

SFC CLERK RECORDED 03/19/2018

NBB-387

Jose Larranaga

From: Andre Wiltenburg <andre@climbsantafe.com>
Sent: Thursday, February 01, 2018 2:13 PM
To: Jose Larranaga
Subject: Request for variances in Santa Fe County code regarding Glorieta development.
Attachments: Glorieta support letter to Jose Larranaga.pdf

Dear Mr. Larranaga:

I am writing on behalf of the Santa Fe Climbing Center in support of Golrieta's application for variances in the Santa Fe County code.

Glorieta enhances Santa Fe County with the services they provide. They are a valuable contributor to the economy in Santa Fe County. They create lots of job opportunities for locals and bring business from outside the state to Santa Fe. Santa Fe and the Santa Fe Climbing Center benefit from having Glorieta because the staff and clients they bring to end up adding to our local economy. Not permitting Glorieta development of their property will put undue difficulty on their operations to the extent that it will have major negative effects on their business.

Besides adding to our economy Glorieta provides a variety of much-needed activities to our local youth and families. Glorieta is a community member that adds positive impact to Santa Fe County. They have partnered with multiple businesses in Santa Fe to make wonderful changes in our community. We have partner with Glorieta to bring extraordinary events to Santa Fe. We have also collaborated on how we can improve our community in Santa Fe. Denying variances in the Santa Fe County code will impede their ability to promote positive change in Santa Fe.

Therefore, we encourage you to allow for the requested variances by Glorieta so that they can continue their positive impact to our community.

Respectfully,



Andre Wiltenburg, Owner
Santa Fe Climbing Center Ltd. Co.
3008 Cielo Court
Santa Fe, NM 87507
www.climbsantafe.com
505-986-8944

SFC CLERK RECORDED 03/19/2018

NBB-388



3008 Cielo Court
Santa Fe, New Mexico 87507
Phone: (505) 986 8944
info@climbsantafe.com
www.climbsantafe.com

January 30, 2018

Jose Larranaga
Santa Fe County, Development Review Team Leader
P.O. Box 276
Santa Fe, NM 87504-0276
joselarra@santafecountynm.gov

RE: Request for variances in Santa Fe County code regarding Glorieta development.

Dear Mr. Larranaga:

I am writing on behalf of the Santa Fe Climbing Center in support of Golrieta's application for variances in the Santa Fe County code.

Glorieta enhances Santa Fe County with the services they provide. They are a valuable contributor to the economy in Santa Fe County. They create lots of job opportunities for locals and bring business from outside the state to Santa Fe. Santa Fe and the Santa Fe Climbing Center benefit from having Glorieta because the staff and clients they bring to end up adding to our local economy. Not permitting Glorieta development of their property will put undue difficulty on their operations to the extent that it will have major negative effects on their business.

Besides adding to our economy Glorieta provides a variety of much-needed activities to our local youth and families. Glorieta is a community member that adds positive impact to Santa Fe County. They have partnered with multiple businesses in Santa Fe to make wonderful changes in our community. We have partner with Glorieta to bring extraordinary events to Santa Fe. We have also collaborated on how we can improve our community in Santa Fe. Denying variances in the Santa Fe County code will impede their ability to promote positive change in Santa Fe.

Therefore, we encourage you to allow for the requested variances by Glorieta so that they can continue their positive impact to our community.

Respectfully,

Andre Wiltenburg, Owner
Santa Fe Climbing Center Ltd. Co.

SFC CLERK RECORDED 03/19/2018

NBB-389



Student Life
2195 Parkway Lake Dr.
Hoover, AL 35244
1.800.718.2267

January 31, 2018

Penny Ellis-Green
Santa Fe County Land Use Administration
P.O. Box 276
Santa Fe, NM 87504-0276


Dear Penny,

It was brought to my attention that there is a scheduled hearing on February 15 regarding variances for several of the activities on Glorieta's campus. As a long-time customer of Glorieta who leads a camping organization that brings thousands of students and adults from 10 plus states every year to Santa Fe county, I am writing to ask that you all please pass these variances to allow for Glorieta to continue to provide the great activities on their campus that our customers have come to love about their campus.

I also want to communicate how much these activities influence the decision-making ability of our customers. We serve over 40,000 customers per summer and are a part of a larger organization with whom we serve over 125,000 customers per summer. I share that to say that from our perspective, Santa Fe County wins when Glorieta wins. A strong Glorieta ensures that tourism and the revenue attached to those customers continues to be seen in Santa Fe County in the future.

I've left my contact info attached, and would be happy to talk through any questions or comments you may have about how our organization utilizes the grounds at Glorieta. Thank you for taking the time to consider the thoughts contained in this letter.

Sincerely,


Brad Barnett
Director-Student Life Camp
Brad@studentlife.com

NBB-390

SFC CLERK RECORDED 03/19/2018

Jose Larranaga

From: mgontram@gmail.com on behalf of Matthew Gontram
<matt@newmexicoriveradventures.com>
Sent: Friday, February 02, 2018 7:27 AM
To: Jose Larranaga; pengreen@santafeecountynm.gov
Subject: Support for Glorieta Camps

Categories: Red Category

Hello,

My name is Matthew Gontram and am the President of New Mexico River Adventures. We are the Top Rated River Outfitter in the state and have a close relationship with Glorieta Camps. Over the period of 4 years, we have worked very closely with Glorieta Camps and seen the extreme level of professionalism and safety that they provide to their guests daily. We certainly hope that they are able to secure the proper variances and permits to operate all of their activities.

Most importantly, this is Good for Santa Fe and Good for New Mexico. This is a responsible, conscientious, and safety prioritized organization that represents the best of outdoor pursuits in Santa Fe and New Mexico as a whole. Please do not further hinder their vision.

Respectfully,

Matthew Gontram
Exceptional River Trips in New Mexico
newmexicoriveradventures.com
505.983.7756
800.983.7756

SFC CLERK RECORDED 03/19/2018

NBB-391

Jose Larranaga

From: Aaron Beazley <abeazley@crestwoodbc.com>
Sent: Tuesday, January 30, 2018 3:36 PM
To: Jose Larranaga
Subject: Testimony for Glorieta's application for county variances

Follow Up Flag: Follow up
Flag Status: Completed

Hello Mr. Larranaga,

I wanted to write you and tell you I support Glorieta's application for variances.

I have been an outdoor educator, camp professional, and youth minister for the past fourteen years. Glorieta is in my opinion a leader in the field of outdoor education and camp ministry. Their ministry shaped me professionally and spiritually. Additionally, they have been instrumental in shaping groups of teenagers I have been involved with for the past six years and the life change I have seen is phenomenal.

Glorieta provided a safe environment for my students to experience the wilderness. Many of them this was their first time in the mountains. All the activities were safe and help bring our group closer together.

These variances are essential for their highly successful ministry to continue. These variances are not only critical for them as an organization and their participants, but also for how they are able to positively impact the whole community around them.

Gloriet is a huge asset for the community. They have a heart for those who live around them and providing outdoor recreational opportunities directly to them. As Glorieta grows they will continue to develop their outreach to the community. I have seen this first hand at their sister camp property in Texas. In addition to this they provide top notch outdoor recreation tourism such as bike and trail races.

I fully support Glorieta seeking these variances. I encourage you to look past any negatives voices trying to sabotage this organization because of their misplaced anger, which should be directed at the previous owner's failure to maintain a successful camp model. Glorieta willingly stepped into a property falling into disrepair and is creating what will be a gem of Santa Fe. Through your willingness and actions you will bring this one step closer to reality and provide students like mine an awesome outdoor adventure experience for years to come.

Thanks,

Aaron Beazley

Youth Pastor
Crestwood Baptist
Lumberton, TX
Cell: (817)706-5040

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Glorieta 2.0 Variances
Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,
Brad Nyenhuis

SFC CLERK RECORDED 03/19/2018

NBB-393

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: Glorieta 2.0 Variances
 Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,



SFC CLERK RECORDED 03/19/2018

NBB-395

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests.

The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important and ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,



Chris Wilkins
408 Cortez Place
Santa Fe, NM 97501

SFC CLERK RECORDED 03/19/2018

NBB-376

February 2, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

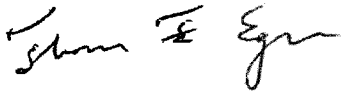
RE: Glorieta 2.0 Variances
Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. We are new neighbors of the Santa Fe county area and just beginning exploration of the Glorieta Camps facility. This facility is a valuable county resource for outdoor adventures, including mountain biking, hiking, and other healthy activities. Our understanding is the camp contributes significantly to the economic and social development of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. Glorieta Camps is a special mountain-side property where many man-hours of camp improvements and trail work has made possible outdoor activities which are unique in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and its visitors.

Sincerely,
Thomas F. Egan



SFC CLERK RECORDED 03/19/2018

NBB-397

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

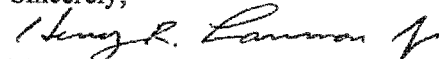
I am writing to express my support for the granting of the Glorieta 2.0 variance requests. Prior to Glorieta Camps purchasing the property from the Baptist Conference organization, the property had been idle for many years deteriorating from lack of maintenance and use. The GC personnel were faced with a daunting task of renovating the property in order to open up the camp. The work that was done to fix the rotting infrastructure and to add all the unique outstanding additions is remarkable and has enhanced the entire facility, creating an environment unlike any in the surrounding Santa Fe area. Now, the facility is an important destination for mountain biking, hiking, camping, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important and ongoing resource for local residents.

In that regard, Glorieta Camps has generously offered their facility at no cost to the Core Crew, a Santa Fe volunteer non-profit group, to stage bicycle, X-Terra, cyclocross and running races. The trails are unique and unlike any in the Santa Fe area which attracts athletes' participation. Monies generated by these events are donated to the Santa Fe Conservation Trust, Christis St. Vincent and many other non-profit organizations. As stated above, GC is a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Also from a purely cycling standpoint, Glorieta Camps unique mountain bike specific trails will help Santa Fe become an IMBA Gold Ride Center. Presently we are a Silver Ride Center and with the addition of GCs and some new trails that Santa Fe Fat Tire Society has planned, we hope to upgrade to Gold. This will add an additional economic boost to Santa Fe by attracting riders from all over the World to ride here.

Thank you for your consideration in this matter and I am asking you to please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,


Henry R Lanman Jr

NBB-398

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. Prior to Glorieta Camps purchasing the property from the Baptist Conference organization, the property had been idle for many years deteriorating from lack of maintenance and use. The GC personnel were faced with a daunting task of renovating the property in order to open up the camp. The work that was done to fix the rotting infrastructure and to add all the unique outstanding additions is remarkable and has enhanced the entire facility, creating an environment unlike any in the surrounding Santa Fe area. Now, the facility is an important destination for mountain biking, hiking, camping, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important and ongoing resource for local residents.

In that regard, Glorieta Camps has generously offered their facility at no cost to the Core Crew, a Santa Fe volunteer non-profit group, to stage bicycle, X-Terra, cyclocross and running races. The trails are unique and unlike any in the Santa Fe area which attracts athletes' participation. Monies generated by these events are donated to the Santa Fe Conservation Trust, Christis St. Vincent and many other non-profit organizations. As stated above, GC is a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Also from a purely cycling standpoint, Glorieta Camps unique mountain bike specific trails will help Santa Fe become an IMBA Gold Ride Center. Presently we are a Silver Ride Center and with the addition of GCs and some new trails that Santa Fe Fat Tire Society has planned, we hope to upgrade to Gold. This will add an additional economic boost to Santa Fe by attracting riders from all over the World to ride here.

Thank you for your consideration in this matter and I am asking you to please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,

Tina E Lanman



NBB-399

SFC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

RE: **Glorieta 2.0 Variances**
Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta Camps variance requests. Glorieta 2.0 offers a unique combination of outdoor adventure and religious study in a beautiful natural setting. Their mission is "to inspire Christ-like change through outdoor adventure, authentic relationships, and Biblical truth." The bike trails, zip lines, and other outdoor amenities they offer are integral to the success of their program, which is targeted to young people and families. Their dedication to helping youth and families find their spiritual truth through rigorous activity is a positive force for our community and for visitors alike. In addition, they add substantially to the tax base of the County through their immensely successful outreach programs, which draw thousands of visitors annually.

Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors.

Sincerely,

James B. Shanabarger

It is a fact that the job situation and economic growth is very small in this city.

I have been going out to this facility for over 25 years. The opportunity at this facility has opened it up for a great many uses. Please consider this.

Thank you.

NBB-400

SFC CLERK RECORDED 03/19/2018

February 1, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important an ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,



Dean Fry
1461 Encina Road
Santa Fe, NM 87505

SFC CLERK RECORDED 03/19/2018

NBB-401

January 31, 2018

Santa Fe County Planning Commissioners

102 Grant Ave

Santa Fe, NM 87501

Re: Glorieta 2.0 Variances

Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests, specifically to allow for continued use of the world-class hiking and mountain biking trails on that property. These trails have catapulted Glorieta and Santa Fe County to a position as a nationally and internationally recognized mountain biking destination that draws tourism from around the world with events like the Big Mountain Endless Santa Fe stop. I traveled to Santa Fe and stayed (and slept in a hotel and ate at restaurants on the square and purchased ornaments and jewelry and art from shops) for 4 days last May and was planning to do it again in April (practice) and May ^(race) this year in 2018. I come with my engineer paycheck and my wife's love of fine art and comfortable accommodations. I will not attend if these trails are unavailable and I very much doubt that our family would even make the trip back without the impetus provided by Glorieta.

Please approve the variance request so that Glorieta 2.0 can continue to support the local community and visitors like myself.

Thank you for your consideration,

Cody Alt

214.986.1637

3033 E 6th St Apt B1

Tucson, AZ 85716

Engineer, Raytheon
Head Coach, Oro Valley
High School Mountain Bike
Team
AID 2 01/20

SEC CLERK RECORDED 03/19/2018

January 15, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

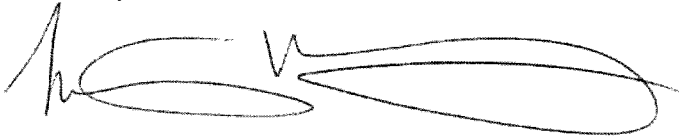
RE: Glorieta 2.0 Variances
Case #17-5190

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta 2.0 variance requests. The Glorieta Camps facility is an important destination for mountain biking, hiking, outdoor adventure, and other healthy activities. It contributes to the economic and social well-being of Santa Fe by attracting visitors from New Mexico as well as from out of state, who in turn frequent local businesses. In addition, the Glorieta Camps facility is an important ongoing resource for local residents. It is situated on a unique property that offers activities which are not readily available elsewhere in Santa Fe County. Children and adults alike benefit from the diverse activities and positive messages that the Glorieta Camps offers.

Please approve the variance requests so that Glorieta 2.0 can continue to serve the community and our visitors.

Sincerely,



Lewis Biscamp
319 E Coronado Rd
Santa Fe NM 87505

NBB-403

SFC CLERK RECORDED 03/19/2018

Jose Larranaga

From: Bern Chavez <bernc@sagebrush.church>
Sent: Thursday, February 01, 2018 7:28 PM
To: Jose Larranaga; pengreen@santafeecountynm.gov
Subject: Glorieta Camps

Categories: Red Category

Penny Ellis Green, Director of the Growth Management Department
Jose Larranaga, Development Review Team Leader

Dear Penny Ellis Green and Jose Larranaga:

Thank you so much for taking time to read this short note of support for Glorieta Camps. The Camps have proven to be an integral part of the community, and a key contributor toward the development of children, youth, adults, and leadership teams. Our local campus in Santa Fe is made up of almost 500 people, many of whom enjoy and depend on what Glorieta Camps offer. In addition our main location in Albuquerque and other campuses are supported by the Camps.

Glorieta Camps provides critical resources that aren't otherwise available anywhere in the area. Those include meeting facilities, housing, meals, and especially the various outdoor events and activities for retreats and leadership development missions. These enable us to hold focused learning and development activities with a recreational element that is vital to the process. The Glorieta Camps staff provides a highly organized and service oriented product that adds value.

Our sense is that the folks at the Camps are sincere and focused on excellence in what they do and provide, while they work hard to meet and comply with regulatory and compliance standards. To that end we hope Glorieta Camps will be able to continue to offer these current great experiences and that you might give them consideration. I'd be glad to give you any other information that would be helpful.

Warm regards,

Bern

Bern Chavez, Campus Pastor
Sagebrush Church
3405 Vereda Baja
Santa Fe, NM 87508
(c)505.948.2199
(e)bernc@sagebrush.church
(text)SBSF to 99000
(decision)505.922.9297

SEC CLERK RECORDED 03/19/2018

NBB-404

February 14, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
 Case #17-5190**

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta Camps variance requests. Glorieta 2.0 offers a unique combination of outdoor adventure and religious study in a beautiful natural setting. Their mission is “to inspire Christ-like change through outdoor adventure, authentic relationships, and Biblical truth.” The bike trails, zip lines, and other outdoor amenities they offer are integral to the success of their program, which is targeted to young people and families. Their dedication to helping youth and families find their spiritual truth through rigorous activity is a positive force for our community and for visitors alike. In addition, they add substantially to the tax base of the County through their immensely successful outreach programs, which draw thousands of visitors annually.

Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors.

Sincerely,

Sarah Thien
980 Tsankawi Street
Los Alamos, NM 87544

SFC CLERK RECORDED 03/19/2018

February 14, 2018

Santa Fe County Planning Commissioners
102 Grant Avenue
Santa Fe, New Mexico 87501

**RE: Glorieta 2.0 Variances
Case #17-5190**

Dear Commissioners:

I am writing to express my support for the granting of the Glorieta Camps variance requests. Glorieta 2.0 offers a unique combination of outdoor adventure and religious study in a beautiful natural setting. Their mission is "to inspire Christ-like change through outdoor adventure, authentic relationships, and Biblical truth." The bike trails, zip lines, and other outdoor amenities they offer are integral to the success of their program, which is targeted to young people and families. Their dedication to helping youth and families find their spiritual truth through rigorous activity is a positive force for our community and for visitors alike. In addition, they add substantially to the tax base of the County through their immensely successful outreach programs, which draw thousands of visitors annually.

Please approve the variance requests so that Glorieta 2.0 can continue to positively impact our community as well as our out of state visitors.

Sincerely,

Andrew Thien
980 Tsankawi Street
Los Alamos, NM 87544

SFC CLERK RECORDED 03/19/2018