

MINUTES OF THE
SANTA FE COUNTY
PLANNING COMMISSION

Santa Fe, New Mexico

April 18, 2019

I. This meeting of the Santa Fe County Planning Commission called to order by Vice Chair Frank Katz 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:

Frank Katz, Vice Chair
J. J. Gonzales
Leroy Lopez
Fred Raznick
Steve Shepherd

Member(s) Excused:

Charlie Gonzales, Chair
Susan Martin

Staff Present:

Paul Kavanaugh, Building & Services Development Supervisor
Jose-Larrañaga, Development Review Specialist
Rick Word, Assistant County Attorney

IV. Approval of Agenda

With no changes to the agenda, Member Raznick moved to approve as published. Member Shepherd seconded and the motion passed.

V. Approval of Minutes: March 21, 2019

Member JJ Gonzales pointed out that the vote on page 15 for the Cimarron Village I Convenience Store & Service Station Final Development Plan Amendment was 4-3 rather than 5-2 with Members Raznick, JJ Gonzales and Shepherd voting against.

SFC CLERK RECORDED 05/21/2019

Member Raznick moved to approve as corrected. Member JJ Gonzales seconded and the motion passed by unanimous voice vote.

VI. Consent Agenda: Final Orders

Vice Chair Katz noted that item VI.A should reflect a vote of 4-3.

Member Shepherd moved to approve the consent agenda final orders for items A, B, and C. Member Lopez seconded and the motion passed by unanimous voice vote.

Member Raznick noted that his “yea” vote regarding Case MIS 19-5020 was a verification that the final order was in accordance with the majority decision.

- A. **CASE #MIS 19-5020 Cimarron Village I Convenience Store & Service Station Final Development Plan Amendment.** JAKG Petroleum, Applicant, Land Development Planning, Agent, request approval of an amendment of a note placed on the approved Final Development Plan which states, “There will be no liquor sales at this location”. The site is within the Cimarron Village Planned Development District (PD-9) and within the U.S. 285 South Highway Corridor District Overlay. The site takes access from Colinas Drive, via US 84-285 and is located at #6 Colinas Drive within T15N, R10E, Section 9 & 16, SDA-2 (Commission District 5) (Approved 5-2 4-3) Jose E. Larrañaga, Case Manager
- B. **CASE # SVAR 18-5230 Dawn R. Abriel Trust.** Dawn Abriel, Applicant, Paul Mifsud, Agent, request a Dimensional Standard Height Variance to allow an existing residence to be 32’ 6” in height. Table 9-14-4 of the Sustainable Land Development Code identifies the max height allowance as 24 feet. The Applicant intends on installing solar collecting roof shingle panels to bring the home into compliance with the International Energy Conservation Code by installing a new 35 degree pitched roof. The site is zoned Rural Residential (RUR-R) within the San Marcos Community District Overlay (SMCD). The property is located at 22 Dutch Road, within Section 10, Township 14 North, Range 8 East (Commission District 3) (Denied Unanimously 5-0) Nathan Manzanares, Case Manager
- C. **CASE #SVAR 18-5220 Phyllis Perry Variance(s).** Phyllis Perry, Applicant, Don Briggs, Engineer, request variances of Chapter 7, Section 7.17.10.4.1, [Roads and driveway shall not be designed or constructed on slopes of over twenty-five percent (25%)], Chapter 7, Section 7.17.10.4.2, [More than (3) isolated occurrences of up to one thousand (1000) sq. ft.], Chapter 7, Section 7.11.3.5.1, (All development, including roads, buildings, parking areas, and driveways shall be located so as to minimize areas of cut and fill), Chapter 7, Section 7.11.3.5.2, (Cut and fill slopes combined shall not exceed 20 feet.) Chapter 7, Section 7.11.11.5.1 (Off-Site Road Improvements.) The property is located at 45 Mariposa Rd. within, Section 9, Township 11 North, Range 7 East (Commission District 3) SDA-2 (Approved Unanimously 5-0) Nathan Manzanares, Case Manager

SEC CLERK RECORDED 05/21/2019

D. Petitions from the Floor

None were offered.

E. Communications from the Committee

None were offered.

F. Communications from the Attorney

None were presented.

G. Matters from Land Use Staff

Staff indicated that the updates to the SLDC were tabled by the BCC for an additional public hearing.

H. Next Planning Commission Meeting: May 16, 2019

I. Adjournment

Having completed the agenda and with no further business to come before this Committee, Vice Chair Katz declared this meeting adjourned at approximately 4:05 p.m.



Approved by:

[Signature]
Frank Katz, Vice Chair
Planning Commission

ATTEST TO:

[Signature of Geraldine Salazar]

GERALDINE SALAZAR
SANTA FE COUNTY CLERK

Submitted by:
[Signature of Karen Farrell]
Karen Farrell, Wordswork



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

PLANNING COMMISSION MI
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I Hereby Certify That This Instrument Was Filed for
Record On The 21ST Day Of May, 2019 at 09:14:10 AM
And Was Duly Recorded as Instrument # 1886686
Of The Records Of Santa Fe County

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