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SANTA FE
BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
November 28, 2000

Richard Anaya, Chairman
Marcos Trujillo
Javier Gonzales
Joe Griné
Paul Duran

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This regular meeting of the Santa Fe Board of County Commissioners was called to order at approximately 1:40 p.m. by Chairman Richard Anaya, in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Roll Call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

Members Present:

Commissioner Richard Anaya, Chairman
Commissioner Joe S. Griñé, Jr.
Commissioner Paul Duran [late arrival]
Commissioner Javier Gonzales
Commissioner Marcos Trujillo

Members Absent:

None

IV. APPROVAL OF THE AGENDA

- A. Amendments**
- B. Tabled or withdrawn items**

SAMUEL MONTOYA (County Manager): Mr. Chairman, members of the Board, good afternoon. There are two tabled items, Mr. Chairman. Item IX. A. 3 is the first tabled item, which is a resolution supporting the Santa Fe County Maternal and Child Health Planning Council's participation and efforts to improve Maternal and Child health in Santa Fe County. And we do have item IX. E. 1. which is Matters under the County Manager, a resolution amending Resolution 1999-67, establishing the Santa Fe County investment policy. Those two items, Mr. Chairman, are tabled for today.

CHAIRMAN ANAYA: Are there any other changes?

MR. MONTOYA: That's it, Mr. Chairman.

CHAIRMAN ANAYA: What's the pleasure?

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Commissioner Griñé moved to approve the agenda as amended and Commissioner Trujillo seconded. The motion passed by unanimous voice vote.

V. APPROVAL OF THE MINUTES: November 14, 2000 Special Meeting

Commissioner Griñé moved to approve the November 14, 2000 meeting minutes. Commissioner Trujillo seconded and the motion passed by unanimous voice vote. [Commissioner Gonzales abstained from the action due to absence from the meeting, and Commissioner Duran was not present for this action.]

November 14, 2000 Regular Meeting

Commissioner Trujillo moved to approve the minutes of the regular November 14, 2000 meeting as submitted. Commissioner Griñé seconded and the motion passed by unanimous voice vote. [Commissioner Gonzales abstained from this action due to absence from the meeting, and Commissioner Duran was not present for this action.]

VI. CONSENT CALENDAR

MR. MONTROYA: The Consent Calendar for today, Mr. Chairman, is item VI. A. through F. and I would ask the Board to set aside any issues for further discussion after they've all been presented for the record.

[The County Manager read the Consent Calendar as follows:]

- A. Resolution No. 2000-156. A resolution requesting an increase to the Lodgers' Tax advertising fund (215) budget for a grant received from the New Mexico Department of Tourism for expenditure in fiscal year 2001**
- B. Resolution No. 2000-157. A resolution requesting an increase to the general fund (101)/County Sheriff's budget for a donation received for expenditure in fiscal year 2001: This is related to the acquisition of an additional animal to the department.**
- C. Resolution No. 2000-158. A resolution requesting a decrease to the general fund (101)/E911 grant program to align the appropriated fiscal year 2001 budget with the final grant balance for expenditure in fiscal year 2001**
- D. Resolution No. 2000-159. A resolution to surplus fixed assets**
- E. Request authorization to accept and award a price agreement to the lowest responsive bidder, IFB #21-20 for fire tankers**
- F. Request authorization to accept and award multiple price agreements to the lowest responsive bidders, IFB #21-28, for material hauling services.**

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MR. MONTOKA: I stand for any questions, Mr. Chairman.

CHAIRMAN ANAYA: Any questions?

COMMISSIONER TRUJILLO: One question on item F, a request for authorization to accept and awards multiple price agreements. Are those local?

MR. MONTOKA: Mr. Chairman, I would defer to Mr. Lujan for a more specific response.

COMMISSIONER TRUJILLO: We've had problems in the past in awarding these bids to people outside the local area and we have ample contractors in the local area that we can use.

JAMES LUJAN (Public Works Director): Mr. Chairman, Commissioner Trujillo, yes. Those are all local vendors within the area of Santa Fe County. We did send it out to companies in Albuquerque but I believe there was no response from them, so it is all local vendors.

COMMISSIONER TRUJILLO: Thank you.

CHAIRMAN ANAYA: I think that's good. Commissioner Gonzales will recall that him and I led an effort some time back as far as trucking materials and we were able to bring that into fruition if you recall. So this is good. A good question. Okay, with that -

Commissioner Trujillo moved blanket approval of the Consent Calendar and Commissioner Griné seconded. The motion passed by unanimous voice vote.
[Commissioner Duran was not present for this action.]

VII. PRESENTATIONS AND AWARDS

A. Presentation on transfer of development rights program options by Rick Pruetz, AICP

JACK KOLKMEYER (Planning Director): Mr. Chairman, good afternoon, members of the Commission. Thank you. I'd like to take a minute to introduce to you again, Mr. Rick Pruetz, who has been hired by the County to help us develop our transfer of development rights, or TDR program. As you may recall, Mr. Pruetz was here in September, shortly after we retained him to give you an initial presentation on how TDRs work and how they might fit into the challenge that was facing us and still is. And this afternoon he's going to spend just a few minutes to talk to you about where we are right now, which is basically refining the work that we've done on identifying receiving areas, to talk just a little bit more about the sending areas and some other alternatives to TDRs that we've identified and then what our next steps are.

While this is a presentation on the agenda, we would like to get some direction from you on which of the receiving areas you'd like us to focus on. We initially identified seven. Mr. Pruetz will go over those with you and I think that it would be helpful to us if you could help us focus on what receiving areas you'd like for us to proceed with in the next phase. So

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having said that, please welcome back Mr. Rick Pruetz.

RICK PRUETZ: Thank you, Jack. Mr. Chairman, members of the Board. Thanks again for having me here. The purpose of this presentation, which will be brief, is simply to go through the options that we're looking at in terms of sending and receiving areas and also give you a chance to give me some direction if you feel so inclined, as to which of these receiving areas we should prioritize. [Exhibit 1]

Just as a little refresher, TDR or transfer of development rights is designed to channel development away from an area that you want to save, and those are areas called sending areas, and direct that growth instead into places that are appropriate for growth called receiving areas and it's the developers in the receiving areas that have to buy the development rights from the sending areas in order to achieve a higher density of development or just to achieve an urban density.

So basically, those are the two components of a TDR program. You have the receiving areas and the sending areas and I'd just like to go through the receiving areas first. There are seven of them, seven options that we're looking at. First one is the airport area. This is an area that was designated just north of the airport, north of the Santa Fe River, west of the redevelopment area. It looks promising, to me at least as a receiving area. The Growth Management Plan calls for mixed use in this area. The community planning effort has not yet occurred here, but that can be a good thing because the TDR plan can be done in conjunction with a community planning effort. There are some indications that developers and property owners in this area are interested in this becoming a receiving area.

The TDRs might be required either for an increase in density, which is the traditional way that receiving areas work, or TDRs might be required just to create each new lot in the airport development area.

So moving on to the second one, which is growth area number 2, this is located north of 25 between the 599 and Cerrillos Road. The prospects in the near term for this particular sending area are questionable, frankly, because there are still some unresolved infrastructure issues in this area. However, in the long term it could very well be a viable receiving area.

Growth area number one is the one right next to it which is again, north of I-25 and east of Los Cerrillos Road and it looks very promising in the near term. The developers have expressed at least a willingness to consider TDR receiving areas in this area if that was necessary in order for them to achieve the kind of density that they're looking for. So for example, and these are hypothetical numbers, but in order to achieve higher than say four units per acre, it's possible that those developers would have to buy a TDR for each additional dwelling unit above that threshold density.

The La Cienega area, there's another planning effort going on, which I'll get to in a minute, but within La Cienega, in addition to the sending areas, which I'll address in a minute, areas that are not designated as sending areas could very well become receiving areas in a TDR program. And that would work, or could work in this way. Each new lot that's created from a lot split in the La Cienega planning area could require a TDR. The citizens' planning committee opposes lot splits, I should point out, but they might like the idea of charging TDRs

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for these lot splits.

In addition to the community planning effort, there's a graduate planning class that's also working on a feasibility study for TDRs in La Cienega and that includes a survey of over 100 residents. And I'd like now to ask Paul Olafson, a planner with your Planning Department to just briefly describe that effort.

[Commissioner Duran joins the proceedings at this point.]

PAUL OLAFSON (Planner): Mr. Chairman, Commissioners, just to briefly go over the planning process right now. We're of course still doing the community plan with the La Cienega/La Cieneguilla community planning committee and that plan is well underway. It's been under for about three years and very near completion and the committee is considering using TDRs and we're trying to work with Rick to see how that might fit in. Also, there's a student group of graduate students from the University School of Architecture and Planning. It's eight students. They've been doing a project focusing on how TDRs might work in the area and they've been interviewing residents and collecting data on what would be appropriate sending, possible receiving, and also what are community residents' ideas and feelings about potential for a TDR program. And that's just a brief update on what's going on there. And their project will be completed approximately December 11, I believe.

COMMISSIONER GONZALES: Mr. Chairman, Paul, in the La Cienega area though, there is an effort in the planning process to preserve as much of the agriculture land as possible. Is that -

MR. OLAFSON: Correct. And that's the idea that possibly TDRs might serve to help that purpose.

COMMISSIONER GONZALES: So, if they're successful in that, then what would happen to the lands afterwards? The community would just continue to use them for agricultural purposes or -

MR. OLAFSON: Well, that would be part of how the program is designed and how then the program is administered. And one of the ideas is using a local committee to help manage and oversee those properties. But again, there's a lot of different options and those are still being explored at this point. But the idea is to keep them in, keep them open, undeveloped so that they can be used for agriculture.

COMMISSIONER GONZALES: And I guess this question may be either for Jack or Rick. I know that we've got multiple community plans underway in the county, and I think probably the largest concern from these community members is development. And we're going to hear - I know the Tesuque plan is an issue. Certainly we've talked about in the northern part of the county, the need along the Nambe and the Pojoaque Valley to preserve some of those lands. Have we looked at taking this program to other communities and not just La Cienega or is it La Cienega because we've identified immediate needs there now? Or immediate concerns, I should say, there.

MR. PRUETZ: Well, Commissioner, the way I see it is that this could be a demonstration project and if in fact we get it working in La Cienega hopefully, it could be replicated in other areas that face the same issues.

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COMMISSIONER GONZALES: And this, as we've talked earlier, can be compatible with our open space program, right? Because that's eventually what's going to happen when everything's settled is that these properties that are under the threat of development will become vacated in perpetuity. That's the goal, right?

MR. PRUETZ: That is the goal. They could be, continuing the underlying theme, they might be owned by the original property owner but they would at least have easements, conservation, scenic easements on them, if not being outright owned by the County as part of your open space program.

COMMISSIONER GONZALES: Thank you.

MR. PRUETZ: That takes us up to receiving area option number 5, which is the Community College District, a large, 10,000-acre area. I have met with the developers in this area and proposed a TDR density threshold and once the plan is adopted, some more work can be done toward looking at whether those thresholds can be implemented through a TDR program. The developers agreed that the Community College District development should help preserve the La Cienega community area. They did not react, I must admit, terribly positively to some of the aspects of the TDR program.

For one thing, those developers did not believe that there would be a lot of demand for the extra density above the threshold. They were concerned about whether their project would be put at a competitive disadvantage vis-à-vis other development projects. So they came up, really, with three other alternatives. One is to create perhaps, a higher open space requirement within the Community College District and allow some open space preservation in La Cienega to satisfy some of that requirement.

They also came up with the idea of an open space fee just for the Community College District and also an open space fee county-wide, which would then of course reduce the competitive disadvantage problem that they were concerned about.

The sixth optional receiving area is Santa Fe Downs, which is within the La Cienega planning district. There is a potential for using that property as a receiving area, however, the plans for that development are still evolving so it may take a while before that becomes a viable receiving area.

Then finally, the redevelopment district, which is just to the east of the airport development district. It has some of the same advantages as the airport district, however, I'm not, at this point sure how the developers and the property owners in the redevelopment district feel about that district becoming a TDR receiving area.

So switching very briefly over to the sending areas, as you recall from my presentation in September that one of the purposes of this TDR study is looking at how to implement the goals from the Highway Corridor Plan. So we're looking at five different options for what areas within the scenic corridor portion or the Highway Corridor might be preserved. Those options range from just the so-called mandatory setback, that is immediately adjacent to 599 and I-25 versus the so-called desired setback, which is the next band on either side, or perhaps even looking at the possibility of preserving the entirety of the scenic corridor.

It's all going to depend on how many TDRS we ultimately believe are going to be

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necessary to do any of those alternatives and that will give us an idea as to which of those alternatives looks the most viable.

And getting back to La Cienega, there are various options for potential sending areas in La Cienega. First of all, we've looked at irrigated or irrigable lands, but also looked at a sort of wider scope and that is the traditional village as a whole in conjunction with some of the individual sites that some of the residents have been talking about, individual ranches as another alternative. And also the citizens' planning committee there has identified an environmentally sensitive canyon that they'd also like to see included as a potential sending site.

So very briefly, the implementation report will look at other implementation techniques, not just TDR. It will look at zoning and purchase of the development rights, clustering, density transfer requirements and open space fees and at that point, I'd like to close my presentation and just ask the Board if they have any suggestions as to how to prioritize these receiving areas. Mr. Chairman?

CHAIRMAN ANAYA: Thank you, Mr. Pruetz. Are there any questions?

COMMISSIONER GONZALES: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Gonzales.

COMMISSIONER GONZALES: Before I offer my suggestions, just a couple of questions in terms of - and I apologize for missing your previous presentation. In terms of the history of this, we know for a fact that this type of program is being used successfully in other communities. Is that correct? It's withstood the test of time, basically?

MR. PRUETZ: Yes. TDR has been used for 32 years in the United States. I know of 130 programs operating around the country.

COMMISSIONER GONZALES: So in that, you've probably seen everything from court challenges to other types of challenges where they've been found to be valid forms of preserving open space and dealing with density issues?

MR. PRUETZ: Yes. There've been lots of court challenges and as long as you're not depriving property owners of reasonable development opportunities, they have withstood court challenge.

COMMISSIONER GONZALES: Mr. Chairman, it seems to me in looking at the presentation that Rick has brought forward that certainly an area that we've all been focused on is the airport development district and I think that that, because of its location, seems the area that I'd like this Commission to send direction and focus in as a major priority or the number one priority in determining whether or in establishing it, actually, as a receiving area. I think that that's, from where its location is and the fact that we're in the process of just now starting to do the plan and work on the ordinance the timing may be very good to work on that.

In terms of some of the other areas, I like - I know you had talked about some of the infrastructure problems in the property that is I-25 and 599. I think that's the Komis property. Is that right?

MR. PRUETZ: Which I referred to as growth area number two.

COMMISSIONER GONZALES: Is that the Komis property, Jack?

MR. KOLKMEYER: Yes.

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COMMISSIONER GONZALES: I like that area as well because I think that the RPA has included that in the urban area, haven't we? So that would make a lot of sense for a large, vacant piece of land to act as a receiver as well. Certainly in an already designated urban area so that if the City ever chose to take on a program like this, it certainly could - I guess it would be called outfill.

CHAIRMAN ANAYA: Good term.

COMMISSIONER GONZALES: They're not necessarily supporting their policies on infill so maybe they'll move the other way and try and send stuff out. But if that's the case, we would have plans to deal with it. And then I guess the Community College District certainly is one to look at but I know there's a lot of people concerned with the amount of density already in there and I would want to see if we could preserve the ability to look at properties on a case by case basis, as opposed to designating the entire district as being a receiving area, because I know that again, with the fact that we're moving everything from 17,000 acres onto 8,500 acres and we're already going to be doing lots of cluster development, I'm not sure with the additional densities what that might do to the area. So I would probably put that down as third, but I really think that we have a primary opportunity now, in the airport development district and where it is, Mr. Chairman, to make that a priority focus and establishing that as a receiving area.

CHAIRMAN ANAYA: Anyone else? Commissioner Trujillo.

COMMISSIONER TRUJILLO: I'd just like to say that I agree with Commissioner Gonzales' evaluation of where we need to designate these receiving areas. Those that are possibly at this moment actually commercialized, existing at that status quo so that's where the commercialization needs to take place. And the way that Commissioner Gonzales prioritized the receiving areas, I don't have any problem in that.

CHAIRMAN ANAYA: Commissioner Duran.

COMMISSIONER DURAN: Mr. Chairman, I think that it's a good idea that we prioritize what areas we want to consider as receiving areas for the TDR program, but I don't want to discount the possibility of other areas that are not zoned right now that could logically receive some zoning that would be - that would increase the density in any particular area. I know that we have lots of areas out there that are 2.5-acre minimum and along Airport Road there are some areas right now that logically will be annexed or receive higher densities and I would like to use that option to be considered into the transfer of development rights program. Because I think that we can, by the enhancement of the property that this program could benefit from that. Do you agree with that concept?

MR. PRUETZ: Well, the Airport Road area is one that I put in the sort of long-term potential receiving site area, only because apparently there's still a lot of basic planning work to be done in that area. But yes, I consider it in the long run to be a valid receiving area.

COMMISSIONER DURAN: So you would agree that when there are areas that are up for rezoning or planning, where there's some planning taking place that the transfer of development rights program should be considered or at least factored in as a possibility.

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MR. PRUETZ: Yes, you should make it a dynamic program. You shouldn't feel like just because you only designated one or two receiving areas to begin with, that you have to stick with those. Some of the most successful programs in the country are ones that are constantly adding on to their receiving areas.

COMMISSIONER DURAN: Okay, good. Thank you.

CHAIRMAN ANAYA: Thank you very much.

COMMISSIONER GONZALES: So, basically, we've set the direction that the airport redevelopment would be the priority for in the short term in getting that prepared for acting as a receiving property.

MR. PRUETZ: That's what I heard, yes.

COMMISSIONER GONZALES: And I agree with Commissioner Duran in seeing how we can make it as elastic as possible to be able to accommodate many different situations throughout the county. So it would be nice if we could run that in conjunction, but I just know there are a lot of issues along the corridor and I'm anxious to try and get this program into place so that we can prove to the community that it can be successful and show them that this is a valid program that we can run in conjunction with our open space program. It's a good planning tool and certainly that there's nothing to fear from it.

MR. KOLKMEYER: Commissioner Gonzales, if I may, so our schedule now is, we're pretty jammed up with stuff between now and the end of the year. Our next step is we need to hire an appraiser to work with Mr. Pruetz so that we can get actual property valuations for both the sending and the receiving areas. We're going to be doing that over the next 30 days. After the first of the year then we will actively become engaged in getting down to specific parcels of property and what might go where and come back to you probably towards the end of January with an implementation report at that time, if that works for everybody.

So that's probably, I'd say probably within 60 days we'd be able to come back with that information to you.

COMMISSIONER DURAN: What if we want to do this before the end of the year?

MR. KOLKMEYER: What if we want to? I'll run away screaming.

COMMISSIONER DURAN: I'm only kidding.

MR. KOLKMEYER: If 60 days works, we can have this pretty fleshed out for you by that time.

COMMISSIONER TRUJILLO: That will work.

COMMISSIONER GONZALES: Mr. Chairman, Jack, just let me ask you a question real quick. Is this the red outlining here, that's not the urban boundary. Is that the City of Santa Fe's -

MR. KOLKMEYER: No, the red line, this is from our Growth Management Plan and the red line is the urban area boundary that we proposed, which is almost identical now to the one that the RPA adopted except we added a few properties on that side. But that's the urban area boundary.

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COMMISSIONER GONZALES: Show me where Airport Road is right now.

MR. KOLKMEYER: This is Airport Road that runs this way. Here's the airport development district. Here's the airport redevelopment district. And this is Airport Road.

COMMISSIONER GONZALES: Okay, and then the red line is the bypass?

MR. KOLKMEYER: Yes sir.

COMMISSIONER GONZALES: So the airport development district runs on both sides. On both sides of Airport Road.

MR. KOLKMEYER: No, the airport development district does not. It comes up this way. The redevelopment district runs on both sides. It's a little confusing, but that's the node there basically.

COMMISSIONER GONZALES: Rick was noting some properties. Would that be to the south of the airport development. What areas are those specifically that he was identifying?

MR. KOLKMEYER: These here?

COMMISSIONER GONZALES: No, I think that's the Komis property.

MR. KOLKMEYER: That's correct.

COMMISSIONER GONZALES: To the left of that, I guess.

MR. KOLKMEYER: This is all the airport development district.

COMMISSIONER GONZALES: Right. And below it?

MR. KOLKMEYER: Down here?

COMMISSIONER GONZALES: Rick, were you referring to those as being -

MR. KOLKMEYER: That's La Cienega. That's the planning area.

COMMISSIONER GONZALES: Okay, so that would be sending, not receiving, though.

MR. KOLKMEYER: There could be some -

COMMISSIONER GONZALES: Oh, La Cienega, with the Downs of Santa Fe. Got it. Thank you.

MR. KOLKMEYER: Thank you.

CHAIRMAN ANAYA: Does that end the TDR presentation?

MR. KOLKMEYER: That ends our presentation.

VII. B. Presentation of certificates of appreciation for the Arterial Roads Task Force

JUDY MCGOWAN (Senior Planner): Chairman Anaya, Commissioners, I'm not really sure how you want to do this. We've produced certificates of appreciation. You had a sample in your packet for the citizens who participated in the Arterial Roads Task Force and also for the staff. And there are at this point going on 260 of them. We're not proposing to hand them out individually, but we do have - I invited the chairman and all the steering

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committee members. We ended up with just a couple of people here to receive them. The rest of them, we will put in the mail and mail individually to each participant.

CHAIRMAN ANAYA: Okay, could those members please come forward. Before I hand these out I would want to say that, Al, I know you worked on this, and Allison for what? approximately eight years, more or less.

AL PITTS: It seems like all my life.

CHAIRMAN ANAYA: And definitely, you came out with some excellent, excellent ideas with all the study that went into it, certainly. I can remember having you on a radio show, the Tom Fiorina Show and you gave a very nice presentation then also some time back. I just know a lot of good work went into this and we're very appreciative of this. So with our gratitude, I'd like to present these two to you and mail these out to everybody else that participated and just give you a bunch of gratitude and a lot of thanks.

[Certificates were given to Al Pitts and Alison Sanders.]

MS. MCGOWAN: Thank you, Commissioners. We certainly appreciated your support over that long time period too, and at the end to see it through to completion.

CHAIRMAN ANAYA: Thank you, Judy.

COMMISSIONER GONZALES: Thank you, Judy.

VII. C. Presentation of the E-911 Addressing Project by Erle Wright, GIS Coordinator

VINCENT OJINAGA (Resource Development Director): Mr. Chairman, members of the Commission, the Enhanced 911 program was issued to Santa Fe County by the Local Government Division of the State of New Mexico on August 1, 1998 and will expire on June 30, 2001. We have recently met with representatives from the US Post Office representing the northern and southern parts of Santa Fe County. We have also met with county representatives from Rio Arriba County.

Data for the northern part of Santa Fe County has been submitted to EDAC, which is the Earth Data Analysis Center for proofing. We are currently working in the southern part of Santa Fe County in order to complete the necessary data for the appropriate dispatching. Again, I'd just like to remind everybody the project will assist New Mexico in establishing the official local road names and assigning of names to standardize state-wide GIS and compatible databases. At this time I would like to turn it over to Erle for the update. Thank you.

ERLE WRIGHT (GIS Coordinator): Good afternoon, Mr. Chairman, Commissioners. I'll try and keep this as brief as possible, but I did want to give an update on where we are on this project. The state Local Government Division grant, those monies will go away on June 30 and we've had the very onerous task of trying to get this completed in that time frame. It is a very labor intensive project. We need to GPS every structure in the unincorporated areas of Santa Fe County. We have to verify this data against ten years of legacy addressing data, which is a mixed bag of the good, the bad and the ugly.

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We also, as Corky mentioned, need to assign these address ranges and get this information to update the national 911 database, as well as the City computer-aided dispatch system. The various postmasters who serve the residents of Santa Fe County, and also the utilities to do the same. The staff, we have staffed up in order to take care of this labor intensive project and I've asked the addressing staff to be here so you could actually see these folks and associate their faces with the good job that they're doing. If I could have everybody stand up. These are our field groups as well as Socorro hiding back there behind Frank. Socorro's the glue that keeps that keeps that office running up there and also Mark Garland was hired as a GIS technician in the spring and he's been invaluable in keeping up with all the data that the field crews are collecting and making this thing happen.

Our numbers are not as good as they could be in terms of our time frame. To date, as of this morning, we have GPSed about 6,000 structures in the county. This includes – and this is out of about 9,000 points because we're also GPSing the intersections. We have approximately, if we look at the parcels that are out there in unincorporated Santa Fe County, about 32,000 parcels. There is multiple addresses per parcel, so we're estimating that there's actually about 40,000 addresses that need to be assigned and need to be put into our GIS database.

At this point, that puts us at about 15 to 18 percent complete, with about seven months to go on the 911 grant. So I felt, and Corky also felt that the Commission should be aware that we're going to be hard pressed to make this target. The numbers are improving. They've basically doubled in the last two months what they've done in the previous three months. So the crews are working extremely hard at this and producing good results. As Corky mentioned, we have – we've been attacking this in area sweeps and we've completed by fire district, essentially. We've completed the northern three fire districts of La Puebla and the Chimayo area, actually the two fire districts, and portions of the City of Española.

That data was handed off on November 8. We are working right now, feverishly, to finish up the southern two fire districts, which are the Edgewood and Stanley fire districts. This is critical as dispatching, which is handled locally in Edgewood as of December 31, will be switched to Santa Fe dispatching. So we have to get this complete and the results are looking pretty good. We're still going to be under the gun to make this deadline but I'm confident we will do that.

Once this is completed, we'll be moving to the more central areas of Santa Fe County. That's been one of our problems is that we've been working the extremes so there's a lot of driving time involved. The crews have been on a flex time schedule of four ten-hour days so that we can minimize the mileage on the vehicles and maximize the amount of time they're actually in the field. With them driving almost two hours a day to get to the areas they're addressing to and from, these four ten-hour days have really boosted our productivity as well.

As we move into the central part of the county, we met on November 9, again, as Corky mentioned with various postmasters in the county, with The Postal Service Addressing Center out of Albuquerque and also with the new Santa Fe Postmaster, Edward Sherble. He's here to also answer any questions you may have with regard to how the Postal Service is

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interfacing with this. He became the Postmaster March of 2000. One of the things we've talked about is he's willing to work with us to a very large degree, help us with mass mailings to get the central part of the county done as efficiently as possible. So if I can answer any questions you have and if you'd like.

COMMISSIONER TRUJILLO: The intent of Rural Addressing – well, not Rural Addressing, but the E-911 was initially emergency response. It was never intended to be part of the mail delivery is what I understand. The initial intent was for emergency response and not for mail delivery. The reason I'm asking the question is because of I've got a lot of comments and concerns from my constituents that now they're being asked to change their mailing addresses congruent with the Rural Addressing E-911 that's taking place. There's a lot of aged citizens out there that are frustrated, flabbergasted to say the least because now they're going to have to change their social security cards, or where they get their VA check, their social security check, and the whole gamut.

So they're really concerned that it's going to disrupt the way that they're getting their mail. I understood initially, and we had various meetings with the previous Postmaster that there was no link between emergency response, Rural Addressing and mail delivery. When did that change?

MR. WRIGHT: Mr. Chairman, Commissioner Trujillo, basically, in the original ordinance and again, that was before my time. That was in 1990, I believe Ordinance 05. That was probably the case. What has happened, and especially with the 911 grant from the Department of Finance and Administration, Local Government Division. It is being a requirement that the physical addresses be assigned and actually used. I know the Motor Vehicle Division is now insisting on physical addresses. They will not renew driver's licenses without a physical address, and we've had a lot of calls on that, so we have actually, Frank Rivera and David Lucero are actually tagged with doing some of this maintenance work with people we haven't swept that area yet, to get out there and get them an address so that the County's not preventing them, at least by not having an address assigned, not preventing those people from getting their driver's licenses renewed.

Perhaps, Ed, you might want to address the Postal Service take on physical addressing.

EDWARD SCHIERBERL: Mr. Chairman and Commissioners, thank you for having me here today. By the way, I do want to say, we had a very good meeting with your staff a number of weeks ago, as Erle stated. And I think it's important for the local governments and the Postal Service to work together closely on this.

I apologize, Commissioner, if you were led to believe by my predecessor that we would not be using the 911 addressing, because at least since 1989, it's been the Postal Service's policy to adopt the City/State type of addressing that counties were going through as part of 911 changing. I cannot – I've been here only since March, and I've been all over the country and I've never seen addressing that the Postal Service has been required to deliver to quite the way I have in this area. I cannot, truthfully, provide the service that your constituents, my customers deserve with the current addressing that's going on.

That's why as quick as we can adopt the 911 addressing in the City/State type of

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addressing the better it will be for the mail delivery of your customers. I think over 100 years ago when Rural Free Delivery was first initiated it was very easy to establish an address such as Route 1, Box 1. As populations grow, especially what you've gone through in this area, we've got addressing that absolutely, the rural route addressing makes no sense whatsoever and should have been changed long before I got here.

We adjust routes every year. And when an address begins with a route number, that's the way the mail's sorted. Automatically, it goes to that route. I have mail going to routes that hasn't been on that route for five years. It's maybe been changed to three or four different routes over the last few years. The boxes, as they add, if we go in sequential number from one through whatever that number may be, we should only be using whole numbers, one, two, three, four. We've gone though the alphabet in some cases three times in this county where we have a box 124-A, AA, all the way through the alphabet.

It's really no wonder that there is some confusion and some problems with delivering mail to some parts of your county. It's much more efficient for us and it's a better service for your constituents and my customers, if we adopt the 911 addressing. As I mentioned, that's been the Postal Service policy for years. And again, I apologize if predecessors of mine led you to believe otherwise.

It's important, I want to provide the best possible service, mail delivery service I can to the people of Santa Fe County, and I can only do that by riding the coat-tails of the County as they go through and change these addresses. If there was no 911 addressing, I'd be required to go through and clean up this addressing with the route number and box number. Realistically, that should happen every year when we adjust routes. If it's no longer on Route 1, and all of a sudden it's on Route 23, I should actually notify those people I would be changing their address.

That's obviously more of an inconvenience, a frequent address change to your constituents than it would be by us adopting the 911 changes. So I think these are issues, as far as the hardship to your constituents, when they change their address, just having gone through a change of address myself, it works pretty good nowadays, most of the time. And there's a lot of large mailers out there that electronically are able to adopt our new addresses as we put it into our computerized forwarding system. And we would do that with everybody.

As your 911 staff went into an area and converted the addresses, we would basically be adding those customers to our computer forwarding system, showing that their former address was a certain route and box number and that their current address would be then a number and a street.

COMMISSIONER TRUJILLO: So you're saying that the disruption during the transition will be nominal, if at all.

MR. SCHIERBERL: That's correct. Their mail would be run through forwarding. There's a lot of mailers out there that pay to know what the new address is. Normally, within 90 days, a significant number of people's mail is already changed to the new address without them doing anything. It's things that happen behind the scenes. Normally, when there's a change of address, we would automatically forward for one year. And for an

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additional six months after that, we would return the mail to the sender and let them know what the change of address is. Usually, what we feel if people haven't changed their address within a year, chances are they aren't going to notify those people so we take a six-month period of time and we notify them for them. I hope that answers your question.

COMMISSIONER TRUJILLO: That answers my question.

MR. SCHIERBERL Thank you.

CHAIRMAN ANAYA: Thank you, Mr. Postmaster. Does that conclude the presentation?

COMMISSIONER TRUJILLO: I have one more question for Erle. Sam, we sent a letter to Lieutenant Governor Joseph Rivera on some roads that we wanted to work with them to designate as part of our Rural Addressing effort. Did we get any response from the governor?

MR. MONTROYA: Mr. Chairman, Commissioner Trujillo, we did acknowledge the invitation by the governor to prepare some street names that might be considered by the Pueblo. What I've done, is I've asked Mr. Lujan, the Public Works Director to work with the neighborhoods in that area to come up with some potential names and also to visit with you before we submit those to the governor. So we're in the process of doing that, Commissioner.

COMMISSIONER TRUJILLO: Okay. Thank you.

CHAIRMAN ANAYA: Any other questions? Thank you, Erle.

VIII. ADMINISTRATIVE ITEMS

- A. Committee Expirations, resignations and vacancies
- B. Committee Appointments
 - 1. DWI Planning Council

ROBERT ANAYA (CHED Director): Mr. Chairman, Commissioners, if I could just briefly comment on the last item. Being a resident of southern Santa Fe County, I've had several people approach me and comment that the current staff and the job that Mr. Ojinaga, Mr. Wright and their staff has done has been exceptional in the southern part of the county and their responsiveness on the E-911 project.

With that, Mr. Chairman, the first item that I would like to bring before you, several months back, Commissioner Duran had expressed a desire to allow the ex officio members of the DWI Planning Council the opportunity to vote. We were given direction by the Commission to review the resolution. Mr. Kopelman and myself reviewed the resolution and found that an amendment to the resolution is not necessary. We just seek clarification from you that it is your intent to allow those ex officio members to vote.

The current ex officio members that we have are Judge Roman Duran from Tesuque, Judge Fran Gallegos from the City of Santa Fe, and Judge Bill Dimas from Magistrate Court. Representative Patsy Trujillo-Knauer wants to remain an ex officio member because of her

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connection with the actual funding that we get for the DWI program. So we stand for your direction and recommendation on this item.

CHAIRMAN ANAYA: Okay. Thank you.

COMMISSIONER DURAN: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Duran.

COMMISSIONER DURAN: My understanding from some of the ex officio members was that there might be a conflict of interest that exists whenever it comes time to vote on certain issues. And I think that like ourselves, whenever we find that a conflict exists, we make the decision to recuse ourselves. So I think that they should be able to vote where they feel - whenever they feel that it's appropriate and leave it up to their own judgement when they have to recuse themselves from a vote.

COMMISSIONER TRUJILLO: I agree.

COMMISSIONER GRIÑÉ: I agree.

COMMISSIONER GONZALES: Mr. Chairman, just moving on, Robert, in understanding your memo, you're listing the current voting members and the ex officios, and then you're asking us to make an appointment of six additional individuals?

MR. ANAYA: Mr. Chairman, Commissioner Gonzales, if the last item is okay with the Commission, then I'd like to give a brief explanation of the memo.

COMMISSIONER GONZALES: I'm fine also with what Commissioner Duran is saying.

COMMISSIONER DURAN: Thank you.

MR. ANAYA: Mr. Chairman, Commissioners, the memo, as Commissioner Gonzales pointed out, lists the existing members of the Council who are Mr. Glenn Wierenga, Lt. Frank Rute, Sgt. Ken Johnson, Chester Walter and Mr. Allan Wheeler, and then the judges that I mentioned previously and Representative Trujillo-Knauer. Below, you'll find a list of 14 individuals, one of which is interested in being reappointed Mr. Richard Roth, and 13 individuals in the community that have expressed an interest in becoming members on the DWI Planning Council.

On page 2 of the memo there was a Planning Council subcommittee that reviewed applications for membership on the Planning Council. The list before you, Zana Burns, Barry London, Steffie Grow, Dick Roth, Mary Pacheco and Patrick Ortiz, are the recommendations of this subcommittee. Staff has one recommendation, and one suggestion. The recommendation that we have is that for the EMS representative, that we utilize the existing EMS director within our Fire Department, which is Mr. Kevin Henson. And we would suggest to the Commission that there is a member vacancy that hasn't been filled in over a year for a media representative, and I would suggest to you we only have one individual from the *Santa Fe New Mexican* that was interested in serving in that role and that capacity, and I would suggest you consider the appointment of that individual.

With that, I would stand for your recommendations, in regards to the new appointments.

CHAIRMAN ANAYA: Okay, are there any questions? Commissioner Griñé.

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COMMISSIONER GONZALES: How many appointments are there? Six?

MR. ANAYA: Mr. Chairman, Commissioner Gonzales, there are six recommendations before you. There's actually seven vacancies. What happens is we have suggested areas where the Community Traffic Safety Bureau or the Highway and Transportation Department suggests that we have membership from. The recommendations that I've just made before you as far as appointments, if you would fill those six or seven vacancies, and the reason I say six or seven is because if you filled six, it would still be okay with the requirements of the Community Traffic Safety Bureau, Highway and Transportation Department. And those are just to bring us current with their requirements. So you can appoint six or seven, whatever the preference of the Commission is.

COMMISSIONER GONZALES: You're asking that Kevin Henson be included?

MR. ANAYA: Mr. Chairman, Commissioner Gonzales, I'm asking that the EMS representative be Kevin Henson. On the second page, on the recommendation page from the Planning Council, they recommended Barry London. If you would follow through with my recommendation then that would replace that particular -

COMMISSIONER GONZALES: And Sara Van Cott from the *New Mexican*, you're asking for that one as well. So that would be two of the six appointments?

MR. ANAYA: Mr. Chairman, Commissioner Gonzales, that's correct.

COMMISSIONER GONZALES: And that leaves four then for the Commission to appoint?

MR. ANAYA: Mr. Chairman, Commissioner Gonzales, that's correct.

CHAIRMAN ANAYA: Keep in mind, Commissioners that this and all committee serve as the pleasure of the Commission. With that I open the floor to nominations.

COMMISSIONER GRIÑÉ: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Griñé.

COMMISSIONER GRIÑÉ: I make the recommendation that we retain Zana Burns, Steffie Grow and Patrick Ortiz, and then I'd like to yield, Mr. Chairman, the floor to Commissioner Trujillo for his recommendations.

COMMISSIONER TRUJILLO: Mr. Chairman, I see that we've got representation from most of the courts, the judicial sector of the community except the district court. Because of that I would recommend Andy Peña, Community Substance Abuse to be a representative, representing the district court.

CHAIRMAN ANAYA: Commissioner Griñé, could you clarify your nominations?

COMMISSIONER GRIÑÉ: It was Zana Burns, Steffie Grow, Patrick Ortiz.

CHAIRMAN ANAYA: Okay.

COMMISSIONER DURAN: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Duran.

COMMISSIONER DURAN: Does that include staff's recommendation that Kevin Henson and Sara Van Cott?

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COMMISSIONER GRINÉ: That'd be fine. I'll include those in.

COMMISSIONER GONZALES: So is that six?

CHAIRMAN ANAYA: Okay, there's a recommendation for six nominees, those being Steffie Grow, Patrick Ortiz, Zana Burns, A.S. Peña, Sara Van Cott and Kevin Henson are up for nomination.

COMMISSIONER DURAN: Second.

CHAIRMAN ANAYA: There's a second by Commissioner Duran. Is there any further discussion?

The motion passed by unanimous voice vote.

MR. ANAYA: Mr. Chairman, I would just like to say on staff's behalf that I would like to thank Mr. Roth for his service on the Council. He was the chair on the Council and also Vice Chair. He also worked with ignition interlocks. So I would just like on staff's behalf to thank him for that service.

CHAIRMAN ANAYA: All these people merit credit that serve on these committees because it's their time that they spend and definitely, thank you very much.

- VIII. B.**
- 2. Chimayo Community Center**
 - 3. Bennie J. Chavez Community Center**
 - 4. El Rancho Community Center**
 - 5. Edgewood Community Center**
 - 6. La Cienega Community Center**

MR. OJINAGA: Mr. Chairman, members of the Commission, we actually have reappointments of all our community centers and if I could just go through all of them with the committee members assigned to the different community centers we can do it all at once if that's okay with you.

Ten appointments to serve on the various community center committees are up for renewal. The individuals as follows will be the recommendation of staff for a two-year term. For the Chimayo Headstart and Bennie J. Chavez, to serve as a two-year term will be Ross Martinez and Julian Sandoval.

The El Rancho Community Center, to serve a two-year term will be Bennie Gomez, Tommy Herrera and Gus Roybal.

The Edgewood Community Center, to serve a two-year term will be Flo Maes and Bob Maes.

The La Cienega Community Center, to serve a two-year term will be Charlie C de Baca, Ms. Mary Dixon and Robert Romero.

All of these nominees have been contacted and agreed to be reappointed if the Commission approves it. We do have some vacancies in all of these particular committees.

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We will be forthcoming with those names at a later date. Thank you.

Commissioner Griñé moved blanket approval of the Community Center reappointments. Commissioner Trujillo seconded and the motion passed by unanimous voice vote. [Commissioner Gonzales was not present for this action.]

IX. STAFF AND ELECTED OFFICIALS' ITEMS

A. Community, Health & Economic Development Department

- 1. Request authorization to enter into amendment number five to the professional services agreement with the Santa Fe Boys & Girls Club to include facility use and a Smart Moves program**

MR. ANAYA: Mr. Chairman, on the previous issue that I had at the table I wanted to take this opportunity just to recognize David Sims who is the newly hired director, program coordinator for the DWI program, and I'd like him to just stand at this time.

COMMISSIONER DURAN: Welcome aboard.

COMMISSIONER GRINÉ: Welcome aboard.

MR. ANAYA: Mr. Chairman, Commissioners, the amendment before you is an amendment to provide resources to the Santa Fe Boys & Girls Club for a grant that Santa Fe County received for \$125,000 to do coordinated youth prevention services in conjunction with the County Extension Service. With that, Mr. Chairman, Commissioners, I stand for any questions.

CHAIRMAN ANAYA: Any questions of Robert Anaya?

Commissioner Trujillo moved to approve the amendment to the professional services agreement for the Boys and Girls Club. Commissioner Duran seconded and the motion passed by unanimous voice vote. [Commissioner Gonzales was not present for this action.]

IX. A. 2. Request authorization to enter into a rental agreement with Frontier Property Management, Inc., for office space for the DWI program and the CRAFT implementation project

MR. ANAYA: Mr. Chairman, Commissioners, the agreement before you is an agreement for additional office space that will be necessary for the DWI program and the CRAFT program. The CRAFT program is a program to work on family substance abuse counseling in which we received last year approximately \$460,000 from the Community Substance Abuse and Treatment program out of the federal government. I

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stand for any questions, Mr. Chairman.

CHAIRMAN ANAYA: Any questions of Robert?

COMMISSIONER DURAN: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Duran.

COMMISSIONER DURAN: How much is the rent per square foot?

MR. ANAYA: Mr. Chairman, Commissioner Duran, I don't have that figure directly in front of me but I believe Mr. Shepherd, I believe knows that exact figure.

STEVE SHEPHERD (Indigent Fund Manager): Mr. Chairman, Commissioners, I believe the rent was about \$18 a square foot.

COMMISSIONER DURAN: Where is Aspen Drive? Where's the property located?

MR. SHEPHERD: It's right around the corner from K-Mart off St. Michaels Drive. It's a set of new office condominiums there.

COMMISSIONER DURAN: What kind of services are provided?

MR. ANAYA: Mr. Chairman, Commissioner Duran, the CRAFT program was a specific grant that we received from the federal government to do family counseling services, specifically geared at prevention and alcohol abuse and also our DWI program.

COMMISSIONER DURAN: No, no. I'm wondering what kind of services are provided by the landlord for the - what I'm trying to do is find out if you're paying more than market rent. I'm just kind of being a realtor here.

MR. ANAYA: Mr. Chairman, Commissioner Duran, I believe that's for the space alone.

COMMISSIONER DURAN: No janitorial? No utilities?

MR. SHEPHERD: Commissioner Duran, I believe it includes water and sewer but it does not include janitorial.

COMMISSIONER DURAN: Hang on a second. Two-year option? It's a two-year lease.

MR. ANAYA: Mr. Chairman, I believe it's a one-year lease with a one-year option.

COMMISSIONER DURAN: Eighteen dollars. I think that's high for that area to be honest with you.

CHAIRMAN ANAYA: How many square feet?

COMMISSIONER DURAN: Eighteen dollars a square foot.

CHAIRMAN ANAYA: But how many square feet?

MR. ANAYA: Mr. Chairman, Commissioner Duran, I would just add that we also looked at other compounds in and around the hospital area, which is the area, the general area we want to stay in.

COMMISSIONER DURAN: Right. Right.

MR. ANAYA: Since Mr. Shepherd is in the hospital area. And it was one of the more competitive ones, Mr. Chairman, Commissioner Duran. If you'd like us to

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pursue more space, we'd be willing to do that. We did look at several office spaces. I looked at some myself. Piñon Hills area, Cordova Road area, in and around where magistrate court is located, and those areas were as much or more than the prospective price that we have here.

COMMISSIONER DURAN: No, I'll go with your decision. You did perform some due diligence and competitive analysis of this space. I'm okay with it, Mr. Chairman.

CHAIRMAN ANAYA: Robert, Steve, how many square feet are we renting?

COMMISSIONER DURAN: About 1200. It's two spaces of 645 apiece. Is that correct?

MR. ANAYA: Mr. Chairman, Commissioner Duran, that's correct. Also, a side note is the monies to pay for this will not be general fund monies but were budgeted monies within the grant itself.

COMMISSIONER TRUJILLO: What's the situation on the lease again?

MR. ANAYA: Mr. Chairman, I stand corrected. It's two years.

CHAIRMAN ANAYA: And who were the agents that handled it on their side?

MR. ANAYA: Mr. Chairman, I'm not sure who the direct agent was. Linda Dutcher, our CRAFT, our DWI program specialist as well as Joyce Varela, who's the financial analyst, spent time with the negotiating entity. I stand corrected. Mr. Mark Burttram who's the individual that we initiated contact with and is the individual that we are working through.

CHAIRMAN ANAYA: Mark Burttram, but Linda Dutcher was the finder for this?

MR. ANAYA: Mr. Chairman, Linda Dutcher worked on the negotiations. Mark Burttram, I don't know what agency he was working through, but Mark Burttram was the individual that they were working with.

CHAIRMAN ANAYA: I just wonder because I've got my businesses in that area and I do think it's a little bit high to tell you the truth.

MR. MONTOYA: Mr. Chairman, our quick calculations here show that the square footage is \$12 a square foot.

CHAIRMAN ANAYA: Oh, really. That's more in reason then. Which is it? Twelve or eighteen?

MR. MONTOYA: Our numbers show \$12 here, Mr. Chairman.

COMMISSIONER DURAN: So you divided the 1200-odd square feet into the \$10,700?

MR. MONTOYA: Yes.

COMMISSIONER DURAN: Okay

MR. ANAYA: Mr. Chairman, Commissioner Duran, Mr. Montoya. I apologize for the error. What may have happened, the Piñon Hills property that we looked

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at next to the hospital was in fact \$18 a square foot.

COMMISSIONER DURAN: I just have one other question.

CHAIRMAN ANAYA: How much will we be paying a year, total?

COMMISSIONER DURAN: \$10,700.

CHAIRMAN ANAYA: \$10,700 a year?

COMMISSIONER DURAN: So while you're doing your math there, can I ask a question?

CHAIRMAN ANAYA: Go ahead.

COMMISSIONER DURAN: How long is our commitment with St. Vincents for the Indigent Fund to be housed at the hospital?

MR. SHEPHERD: Mr. Chairman, Commissioners, that's an open-ended commitment. We've talked to them about a year to two years but at this point it's - they've been really flexible with us.

COMMISSIONER DURAN: Would the landlord, why wouldn't the landlord agree to a one-year lease with a one-year option to renew? Instead of a two-year lease? Why wouldn't we just do one-year at a time, if we're kind of open-ended on the St. Vincents?

MR. ANAYA: Mr. Chairman, Commissioner Duran, if that's the pleasure of the Commission, then we will take it forward back to the owner and explain that this is what the Commission would like, a one-year contract.

COMMISSIONER DURAN: What is seven months? What do you mean?

MR. MONTROYA: Mr. Chairman, Commissioner Duran, the term of the contract right now is seven months, December through June 30, 2001.

COMMISSIONER DURAN: On this lease here?

MR. MONTROYA: With a two-year option to renew. So it's only a seven-month contract right now.

COMMISSIONER DURAN: Okay. I guess we should all read this thing.

MR. ANAYA: Mr. Chairman, Commissioner Duran, I apologize for that.

COMMISSIONER DURAN: It's okay. I should have read it too.

CHAIRMAN ANAYA: I didn't have it in my packet.

Commissioner Duran moved to approve the rental agreement and Commissioner Griñé seconded. The motion passed by unanimous voice vote. [Commissioner Gonzales was not present for this action.]

IX. B. Land Use Department

1. Request authorization to enter into a fire protection waterline service agreement with Capitol Ford Motor Company

DOUGLAS SAYRE (Utilities Director): Mr. Chairman, Commissioners, I

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appreciate being able to come before you. The Utilities Department and the County Fire Department have been working this last year with a number of developers along the frontage roads of I-25 in the vicinity of 599 to extend the waterline. We've been extending waterline for fire protection purposes to developments and they're paying a proportional share of doing this. In the past, we've extended along what I call Dinosaur Trail from the Rancho Viejo Boulevard east all the way to Berridge Distributing Company and then out when the southwest area from Allsups all the way to the Metro Center Complex by Channel 11, and now Capitol Ford has come to us to extend the waterline past their proposed development along the west frontage road, which is currently being developed right now.

He's willing to pay his proportional cost for extending the fire protection waterline past, in front of his development along that west frontage road. The cost of that will be \$18,817 which he's willing to commit to the project and develop. So we come before you to consider and also approve this fire protection agreement with Capitol Ford Company for this purpose.

CHAIRMAN ANAYA: Okay, are there any questions of Doug?

Commissioner Grinë moved to approve the agreement with Capitol Ford and Commissioner Duran seconded. The motion passed by unanimous voice vote. [Commissioner Gonzales was not present for this action.]

IX. C. Public Works Department

- 1. Resolution No. 2000-160. A resolution accepting Avenida Eldorado extension, County Road 44-E extension (Silverado Northfork) and Fin del Sendero for County maintenance**

COMMISSIONER GRINÉ: Mr. Chairman, I move for approval. This is my project that I was able to get the state funding from the legislature to do this project. So I move for approval.

COMMISSIONER TRUJILLO: On Avenida Eldorado?

COMMISSIONER GRINÉ: Avenida Eldorado.

CHAIRMAN ANAYA: Well, it's a combined effort of both, isn't it?

ROBERT MARTINEZ (Deputy Public Works Director): Mr. Chairman only one of those roads is in Eldorado.

CHAIRMAN ANAYA: I realize that. Okay, there's a motion for approval on the entire resolution including Fin del Sendero.

COMMISSIONER TRUJILLO: I have a question on Fin del Sendero. Does that include, Robert, all the existing paved section?

MR. MARTINEZ: Mr. Chairman, Commissioner Trujillo, this only is for the portion that was constructed with either County funds or legislative funds. Next on the agenda, the next item is the Los Amigos Homeowners Association requesting acceptance

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for the remaining portion of Fin del Sendero.

COMMISSIONER TRUJILLO: Is that today?

MR. MARTINEZ: That is the next item.

CHAIRMAN ANAYA: Okay, this is an item, Resolution No. 2000-160. I'll read it again into the record: A resolution accepting Avenida Eldorado extension, County Road 44-E extension (Silverado Northfork) and Fin del Sendero for County maintenance.

COMMISSIONER TRUJILLO: Second, Mr. Chairman.

CHAIRMAN ANAYA: There's a motion and a second. All those in favor signify by saying "aye." [Commissioner Trujillo and Commissioner Grifé voted in favor. Commissioner Gonzales was not present for this action.] Opposed?

COMMISSIONER DURAN: Mr. Chairman, I need to recuse myself from voting on this issue. I own a lot out there.

IX. C. 2. Resolution No. 2000-161. A resolution accepting a portion of Fin del Sendero and Ulluvia del Oro for County maintenance

COMMISSIONER TRUJILLO: That's where we're including all of the paved?

MR. MARTINEZ: Correct. Mr. Chairman, Commissioner Trujillo, this portion of Fin del Sendero is starting at the portion – it starts at the portion from where you just recently accepted the previous item and goes to the end of Fin del Sendero and then Ulluvia de Oro begins at the end of Fin del Sendero and goes a distance of another half mile.

COMMISSIONER TRUJILLO: Thank you. I move approval.

MR. MARTINEZ: Mr. Chairman, can I make a comment?

CHAIRMAN ANAYA: You may.

MR. MARTINEZ: There was a punch list that was generated for the contractor which has not been addressed yet to my knowledge, so Public Works recommends approval of the resolution accepting a portion of Fin del Sendero and Ulluvia del Oro with a condition that the items addressed on the punch list will be completed prior to the County assuming any maintenance.

COMMISSIONER TRUJILLO: Agreed.

CHAIRMAN ANAYA: Okay, there's a motion.

COMMISSIONER GRIFÉ: Second.

CHAIRMAN ANAYA: And a second by Commissioner Grifé.

The motion passed by unanimous voice vote, with Commissioner Duran recusing himself and Commissioner Gonzales not present for the action.

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IX. C. 3. Resolution No. 2000-162. A resolution accepting a portion of La Barbara Road, County Road 67-F extension, for County maintenance

MR. MARTINEZ: Mr. Chairman, Commissioners, the last half mile of La Barbara Road is currently not maintained by the County. Over a year ago, the residents prepared a dedication plat and it was accepted by the Board of County Commissioners. The association has raised \$7,000 for the improvements to this half-mile. Public Works is recommending that this portion be accepted with the \$7,000 being transferred to the County. We have a project that is proposed for La Barbara and what we'd like to do is include the improvements to the last half-mile with the improvements to the first .9 mile and do it as one project. That way, we get more bang for our buck.

Commissioner Trujillo moved to approve the acceptance of a portion of La Barbara Road for maintenance. Commissioner Grinë seconded.

CHAIRMAN ANAYA: Any discussion? Let me tell you I've been working on this for ten years, on this road. It's in my district. All in favor?

COMMISSIONER DURAN: Mr. Chairman, I need to recuse myself on this matter too. I lost my oilpan on that road.

The motion passed by unanimous voice vote, with Commissioner Duran recusing himself and Commissioner Gonzales not present.

IX. C. 4. Request authorization to enter into amendment number one to the contract with Souder, Miller & Associates for Eldorado/La Cienega transfer stations

JILL HOLBERT (Solid Waste Manager): Mr. Chairman, Commissioners, last year the Public Works Department issued a request for proposals for design and construction management of the Eldorado - improvements at the Eldorado and La Cienega transfer stations. At that time, only design was awarded. Now we'd like to go back and amend that contract to include the construction management services to Souder, Miller.

COMMISSIONER GRINÉ: Any questions?

Commissioner Duran moved to approve the contract amendment with Souder, Miller. Commissioner Trujillo seconded and the motion passed by unanimous voice vote. [Commissioner Gonzales was not present for this action.]

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IX. C. 5. Request authorization to enter into a professional services agreement for redesign of the Agua Fria sanitary sewer, drainage and road improvement project, Phase II

MR. LUJAN: Mr. Chairman, Commissioners, we were asked to get this portion of the road redesigned, the Phase II, after a request from the public and Wilson and Company bid on it. They had designed the previous design and now we're getting it redesigned with the new specifications that the people wanted and it's for a price of \$19,904.

COMMISSIONER GRIÑÉ: Any questions of Mr. Lujan?

Commissioner Trujillo moved to approve the professional services agreement with Wilson & Company. Commissioner Duran seconded for discussion.

COMMISSIONER DURAN: Mr. Lujan, could we approve this contract subject to review by the Agua Fria Village? I don't want to run into the problems that we did with them last time, when it didn't meet some of their requirements or their wishes. I think - I know you know what those issues were or are and if you feel that they have been incorporated in this document, I don't mind just approving it without that condition, but if there's some question - they've accused us of going forward on this thing without their participation. I don't want that to happen.

MR. LUJAN: Mr. Chairman, Commissioner Duran, what we could do, what we've done is we've incorporated all the requests that they've had from that meeting. What we'll do before we have a final design, we'll hold a meeting with the engineer and them and go over them before we do a final design and put it out to bid.

COMMISSIONER DURAN: Okay. I have no objection to your motion.

COMMISSIONER GRIÑÉ: Any other discussion?

The motion passed by unanimous voice vote. [Commissioner Gonzales was not present for this action.]

IX. D. Resource Development Department

1. Resolution No. 2000-163. A resolution adopting legal holidays and closing of County offices for the calendar year 2001

ARTURO RODRIGUEZ : Mr. Chairman, Commissioners, not exactly the entire year. The Resource Development Department is requesting approval of the attached resolution adopting the 2001 calendar year indicating legal holidays and scheduled administrative leave. There are ten holidays, four hours admin leave for fiestas and four

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hours admin leave for Good Friday.

As was done this year and in years past, Presidents Day will be moved and observed the day after Thanksgiving. Regular employees, both unions, the CWA and AFSCME observe holidays as per this employee calendar. The only exception would be the firefighters who will observe holidays on the actual holiday. I stand for questions?

COMMISSIONER GRINÉ: Are there any questions of staff?

COMMISSIONER DURAN: Mr. Chairman.

COMMISSIONER GRINÉ: Commissioner Duran.

COMMISSIONER DURAN: I think I asked this last year. Do they get - everybody gets their birthday off, right?

MR. RODRIGUEZ: Each employee does get a personal holiday. If they choose to take it on their birthday, that's up to them.

BECKY BUSTAMANTE (County Clerk): After they make probation.

MR. RODRIGUEZ: After they make probation, right.

COMMISSIONER GRINÉ: Any other discussion or questions? If not, what's the wishes of the Board?

Commissioner Trujillo moved to approve the 2001 calendar and Commissioner Duran seconded. The motion passed by unanimous voice vote. [Commissioner Gonzales was not present for this action.]

IX. E. Matters from the County Manager

2. Request authorization to enter into a contract with Santa Fe Business Incubator for economic development services

MR. MONTROYA: Mr. Chairman, members of the Board, before you today is a professional services agreement between Santa Fe County and the Santa Fe Business Incubator. We also have Marie Longserre here who is the president and the CEO of this company. Mr. Chairman, we've had a very progressive relationship with this organization where they have worked diligently to provide business creation and business expansion within our community over the last several years. Santa Fe County has contributed to this organization and to this initiative for approximately three years at the amount of \$50,000 per annum.

Mr. Chairman, we come before you once before requesting your approval to enter into an agreement with the incubator to continue this scope of work for \$50,000 for the term provided in the contract through June of next year. Mr. Chairman, we have had long discussions about how to utilize the limited funds we have for economic development initiatives. We had talked about possibly the County initiating its own economic development programs, initiatives, etc. and we did decide during the budget process that we would again support the incubator for an additional year, which is this current year in

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the full sum of \$50,000 and that we would communicate that to Ms. Longserre and she understands that commitment.

Mr. Chairman, in the future, the Board of County Commissioners can give us direction and instruction on how to move forward with other possibilities in the future. But I do want to say that the incubator has been very good for the community, has put a lot of businesses on the right track and many of them have left the incubator to their own locations and are doing well and I've toured the facility at least twice and I know the Commissioners have been there. The diversity of the types of businesses is very impressive and I believe that the CEO and the board deserve a great accolade from us for the good work that they've done. And Mr. Chairman, with that, I would recommend to you that we fund \$50,000 to the incubator for this fiscal year in pursuit of our economic development in this community. I stand for any questions.

CHAIRMAN ANAYA: Any questions?

Commissioner Duran moved to approve the contract with the Santa Fe Business Incubator and Commissioner Trujillo seconded.

CHAIRMAN ANAYA: Any further discussion?

COMMISSIONER DURAN: Mr. Chairman, just one item. Sam, you mentioned that the Commission reserves the right to other options, I guess relative to economic development. We talked earlier in the year about hiring someone to do some in-house work for us. And we want the incubator to know that we are continuing to discuss that amongst ourselves. And perhaps in the future there might be a way of funding you and taking care of our goals. We are pursuing that and we just need for you to know that.

MR. MONTOYA: Mr. Chairman, if I could add one additional comment to that. We were very happy to learn that the electorate allowed the County to move forward on a new Public Works facility, which will allow us to move that facility from Galisteo out to an industrial zone. I believe we've had discussions, many of them spearheaded by Commissioner Duran about utilizing the existing property that will be left after we move our operation out to 599 for economic development purposes. And that is one of the principle cornerstones of the discussions that we've had about utilizing some of our future funding for initiatives of that nature. So I commend Commissioner Duran for that insightfulness and I believe that would be a great use of that property in the future.

CHAIRMAN ANAYA: Very good. Very good, Commissioner Duran.
Any other discussion?

The motion passed by unanimous voice vote. [Commissioner Gonzales was not present for this action.]

MR. MONTOYA: Mr. Chairman, I might request the indulgence of the Commission for one second. I'd like to call upon Mr. Lopez to go through the calendar

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for the Community College District. Based on what occurred last evening, the calendar has moved somewhat and I would like to have him go through that calendar so everyone's clear on how that process will proceed. Thank you, Mr. Chairman.

CHAIRMAN ANAYA: Estevan, we're on the Community College Development Plan.

ESTEVAN LOPEZ (Land Use Administrator): Mr. Chairman, Commissioners, as you know, last night, the EZC had a public hearing on the EZA version of the Community College District Ordinance. The Code requires that the EZC make a recommendation before the EZA can act on that plan. The EZC did not make that recommendation, but rather recessed and is going to come back to act on that and presumably to make a recommendation next Monday, December 4. We had had on the EZA agenda a public hearing for tonight for action on that, but given what transpired with the EZC, the EZA won't be able to act on it tonight.

Therefore, I want to recommend that this Board consider also slowing down the process so that we assure that both the EZA version of the ordinance and the BCC version of the ordinance are in essence, identical and that you adopt identical ordinances going forward. And to do that then, what I would recommend is that the EZC hear this and hopefully make a recommendation on the 4th, and that you, this Board, delay action, which had been scheduled for tomorrow night until a joint session with the EZA on December 11. That's a Monday evening.

COMMISSIONER GRINÉ: Mr. Chairman, for further clarification, also is, we are going to have a public hearing tonight on the EZA, right? But no action.

MR. LOPEZ: We're ready to do that at your pleasure.

COMMISSIONER GRINÉ: Yes. I recommend that we have the public hearing today, no action and recess until the EZC acts on it next week. My understanding is that both governing bodies, the EZA and the BCC will meet on the 11th to adopt similar ordinances, right?

MR. LOPEZ: That's correct. And I did mention it to Councilor Martinez earlier. He was in here and I mentioned that schedule to him and he was fine with that.

COMMISSIONER TRUJILLO: So on the 11th is when we'll have the final public hearing on the ordinance?

MR. LOPEZ: That's right. And it will actually be a final public hearing on both versions of the ordinance, which hopefully then will get the same amendments and both of them will be adopted in essence in identical fashion.

COMMISSIONER TRUJILLO: So no meeting tomorrow?

MR. LOPEZ: Yes. I believe what I've heard the wishes of the Board are to keep the meeting on for tomorrow night. Is that correct?

COMMISSIONER GRINÉ: No. Tonight, the EZA tonight for public hearing, but we've recessed on that particular item.

MR. LOPEZ: And tomorrow night, no BCC meeting?

COMMISSIONER GRINÉ: No BCC meeting.

Urban Growth Area 1 is located east of Cerrillos Road and north of I-25. County Planning Division staff has discussed the possibility of using Urban Growth Area 1 as a TDR receiving area with representatives of the developers. The developers appear willing to buy reasonably priced TDRs if that is what is ultimately needed for them to achieve their desired density.

Urban Growth Area 2 is located north of I-25 between NM599 and Cerrillos Road. This area is not considered a near term candidate for receiving TDRs since it involves infrastructure issues that are currently unresolved.

La Cienega – Students at the University of New Mexico and their professors, Dr. Jose Rivera, Special Assistant to the Provost, and Associate Professor William Fleming, are preparing a feasibility study for using TDR to preserve the rural character of La Cienega. For that study, the students have surveyed many residents of La Cienega and organized the tax assessor's database for every lot in the La Cienega Planning Area. For every lot in the Planning Area, this database depicts lot size, zoning and current use.

As discussed below, the Implementation Report will include various optional sending areas that could be preserved under a TDR program including irrigated and irrigable land as well as all land zoned Traditional Village. Likewise, the Implementation Report will have several options for areas capable of accepting TDRs transferred from these preservation areas including land within the La Cienega Planning District that is not designated as a sending area. Under one receiving area option, developers would be required to buy a TDR or pay a density transfer charge for the creation of each new lot in these receiving areas up to the maximum density currently allowed by the three zoning districts involved.

- Basin – 1 TDR/extra lot to maximum of 1 unit per 0.75 acres
- Basin Fringe – 1 TDR per extra lot to maximum of 1 unit per 6.25 acres
- Homestead – 1 TDR per extra lot to maximum of 1 unit per 20 acres

The citizen's committee working on the La Cienega Plan wants to minimize lot splits, particularly those that exceed the maximum densities set forth in the zoning code. Requiring TDRs for each lot split may help to achieve the goal of reducing land subdivisions as well as preserving land in the sending area. As mentioned elsewhere, the Implementation Report will also include options for transferring La Cienega TDRs to off-site receiving areas including the Airport Development District, the Redevelopment District and the Community College District.

Community College District – Following the September 12, 2000 report to the County Board, the consultant met with developers of land in the Community College District. At this meeting, the consultant presented the option of including TDR thresholds within the minimum and maximum density limits offered in the Community College District Plan. Below the threshold, developers would not have to buy TDRs. But to exceed the

recommendation to the EZA. Then we will schedule a joint session of the EZA and the BCC for adoption of the respective ordinances on the 11th.

CHAIRMAN ANAYA: That's correct.

COMMISSIONER DURAN: Right.

CHAIRMAN ANAYA: Thank you, Estevan.

IX. F. Matters of Public Concern – NON-ACTION ITEMS

None were presented.

IX. G. Matters from the Commission

COMMISSIONER DURAN: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Duran.

COMMISSIONER DURAN: I have three quick ones. I was wondering if we could, at the next County Commission meeting, vote on – and I've talked to Steve Kopelman about this – take a vote to amend our rules to allow the chairperson to vote. I know that we've talked about this before but I think a great inequity exists when we're voting on – when the chair is unable to vote and that kind of disenfranchised that district that the Commissioner represents. I was wondering if we might be able to bring a resolution forward or an amendment to our rules to allow the chair to vote and have some further discussion at the next meeting.

CHAIRMAN ANAYA: Now, you let me vote. Now, you want me to vote. That's an excellent idea, Commissioner Duran. I really urge the continuing Commission to follow through with this.

COMMISSIONER TRUJILLO: Where do we stand on this legally? Is it appropriate?

STEVE KOPELMAN (County Attorney): Mr. Chairman, Commissioner Trujillo, right now, what governs is our rules of order and the rules of order for the Boards and the Commission provide that the chair doesn't get to vote unless it's a tie. There's absolutely nothing that would prevent you from changing that rule. It's really in the Commission's discretion.

COMMISSIONER GRINÉ: You know that it's going to send it into a few events where you're going to have a tie vote, two and two, sometimes. Especially after Commissioner Gonzales becomes the big guy.

CHAIRMAN ANAYA: Well, he's taller than all of us.

COMMISSIONER DURAN: And then the other item I'd like to discuss is I've been approached by some people from the community that really would like to see some kind of master plan developed relative to the government use of downtown properties. Some of it has to do with St. Vincents Hospital but they also believe that if we

as the County tend to stay downtown then we should probably plan our future along with the City and the State. And I was wondering if I could have your permission to kind of pursue this on behalf of the Board of County Commissioners, making no commitment but gathering information and bringing it back to you.

CHAIRMAN ANAYA: Sure. Absolutely. That's a good initiative on your part, Commissioner Duran.

COMMISSIONER DURAN: That's it. Thank you.

CHAIRMAN ANAYA: Anyone else, Matters from the Commission? No reports from Washington?

COMMISSIONER GONZALES: No reports from Washington.

IX. H. Matters from the County Attorney

1. Executive Session

- a. Discussion of possible acquisition or disposal of real property or water rights**
- b. Discussion of pending or threatened litigation**

MR. KOPELMAN: I have several matters for executive session. They'll all be pretty short. I do have two matters regarding discussion of possible acquisition or disposal of real property or water rights, and then real quickly two matters regarding pending litigation.

CHAIRMAN ANAYA: Okay. Are there any limited personnel matters?

MR. KOPELMAN: Nothing that I have, Mr. Chairman.

Commissioner Trujillo moved to go into executive session pursuant to NMSA Section 10-15-1 (1) to discuss the matters delineated above. Commissioner Griné seconded the motion which passed upon unanimous roll call vote with Chairman Anaya and Commissioners Griné, Trujillo, Gonzales and Duran all voting in the affirmative.

[The Commission met in executive session from 3:15 to 3:50.]

Commissioner Trujillo moved to come out of executive session having discussed only the matters outlined in the agenda, and Commissioner Duran seconded. The motion passed by unanimous voice vote.

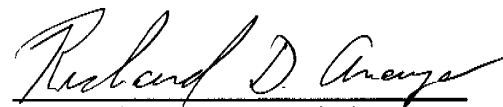
CHAIRMAN ANAYA: For the record, the only things that were discussed were a discussion of possible acquisition or disposal of real property or water rights and discussion of pending or threatened litigation.

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ADJOURNMENT

Chairman Anaya declared this meeting adjourned at approximately 3:50 p.m.

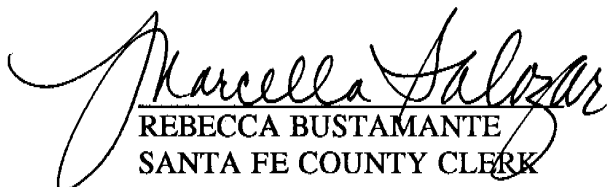
Approved by:


Board of County Commissioners
Richard Anaya, Chairman

Respectfully submitted:


Karen Farrell, Commission Reporter

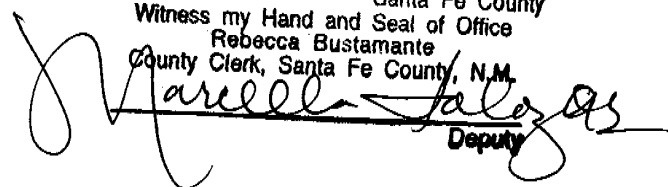
ATTEST TO:

 For:
REBECCA BUSTAMANTE
SANTA FE COUNTY CLERK



1139 836
COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the 21 day of Dec A.D.
20 00 at 11:26 o'clock 2 m
and was duly recorded in book 1839
page 339 of the records of

Santa Fe County
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.


Deputy

threshold density, developers would need to buy TDRs. Thresholds were offered in four land use categories.

- Residential – Without TDR: 4 units per acre; With TDR, no density limit
- Neighborhood Center Commercial – Without TDR: 0.4 FAR; With TDR: 1.0 FAR
- New Commercial Center – Without TDR 0.6 FAR; With TDR: 1.0 FAR
- Employment Center - Without TDR 0.6 FAR; With TDR: 1.0 FAR

The developers at the meeting doubted that these thresholds would work because they did not foresee a demand for development densities higher than the suggested thresholds. However, they did agree that development in the Community College District should result in the preservation of irrigated/irrigable land in the La Cienega Planning Area.

As a possible alternative to traditional TDR, one of these developers suggested a Community College District fee, perhaps \$1,000 per housing unit, for offsite open space preservation in La Cienega.

As another option, a developer also suggested that the open space requirements of the Community College District Plan could be increased and that deed restrictions of irrigated/irrigable land in La Cienega could be used to satisfy this increased open space requirement. The developers at the meeting responded favorably to this second suggestion with some reservations about the effect of this off-site open space preservation requirement on competitiveness as discussed below under “Alternatives to TDR”.

Since that meeting, attention has been focused on finalizing and adopting the Community College District Plan. The Plan continues to allow implementation through TDR. This implementation could apply to any or all of the four development categories but particular interest has been given to the Employment Center category. The Implementation Report will discuss the extent to which the Community College District Plan might be implemented with TDR.

Santa Fe Downs – The owners of the Santa Fe Downs are creating development plans for an amphitheater and additional commercial development. The County could make some or all of this expansion contingent on the purchase of TDRs. Specifically, the County could require TDRs for each additional seat above a designated threshold as well as commercial floor area above floor area ratio (FAR) 0.4. County Planning Division staff have met with the owners but discussions of making this development a potential TDR receiving area were considered premature given the preliminary nature of the development plans at this time.

Redevelopment District – The Implementation Report will discuss the potential of designating the Redevelopment District, as described in the Highway Corridor Plan, as a potential TDR receiving area. In this district, TDRs could be used to allow increases in development intensity beyond an established threshold such as floor area ratio (FAR)

0.25. Further work will be done on the optional receiving area as soon as the appraiser develops estimated ranges for value of the additional development.

Long Term Receiving Areas – The Implementation Report will discuss the potential for eventually transferring TDRs from sending areas under County jurisdiction into infill areas within the Santa Fe City Limits. This will be a qualitative discussion since the City's infill goals and policies are still evolving. In addition to unspecified infill areas, the consultant considers the Southwest Planning Area as a potential receiving area at some point in the future. However, the discussion of this area in the Implementation Report will also be qualitative since a substantial planning effort is needed before it would be appropriate to begin consideration of this area as a potential receiving area.

Sending Areas

Highway Corridor Planning Area – Within the Highway Corridor Planning Area, the Implementation Report will evaluate five options for preserving land within the scenic corridor: 1) Land within the mandatory setback only; 2) Land within the desired setback only; 3) Land outside the desired setback but within the Corridor; 4) Land within the mandatory and desired setbacks; and 5) All land designated as Scenic Corridor within the Highway Corridor. The County Planning Division has almost completed maps of these potential sending areas to assist an appraiser in developing property value categories and estimating value ranges for each category. A contract is ready to be signed with an appraiser to perform this work.

La Cienega – The Implementation Report will discuss four options for sending areas in La Cienega: 1) Irrigated/irrigable land; 2) Non-irrigated/irrigable land in common ownership with irrigated/irrigable land; 3) All land zoned Traditional Village plus selected areas of concern to the community; and 4) Environmentally-significant canyon in La Cienega planning area. The New Mexico University class has made progress on identifying appropriate sending areas. At this point the options 3 and 4 above appear most promising.

Alternatives to TDR

The Implementation Report will include a discussion of various implementation tools in addition to TDR.

- **Zoning Without Compensation**
- **Purchase of Land or Development Rights**
- **Clustering**
- **Traditional Transfer of Development Rights**
- **Density Transfer Requirement and In Lieu Fees**
- **Open Space Fee** – In a meeting with the consultant, the developers of the Community College District stated that they would be put at a competitive disadvantage if they had to buy TDRs for off-site open space while other

developments are not required to do likewise. They suggested adoption of an open space fee that would apply to all new development or specified segments of new development anywhere in the County.

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Next Steps

County Board provides direction on receiving area priorities

- Airport Development District/Redevelopment District?
- Community College District?
- Urban Growth Areas 1 and 2?

Consultant prepares Draft Implementation Report with help from appraiser

November 22, 2000



Board of County Commissioners
County of Santa Fe
102 Grant Avenue
Santa Fe, NM 87501

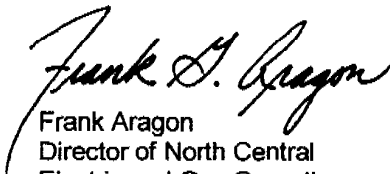
Dear Chairman Anaya and Members of the Commission:

Public Service Company of New Mexico (PNM) is respectfully submitting the following comments and concerns regarding the proposed ordinance to amend the County Land Development Code Ordinance 1996-10, as amended, and adding a new article XV to provide Land Use and Zoning Regulations for the Santa Fe Community College District:

- PNM generally agrees with the Electrical System section as written.
- PNM is concerned that although the principles and goals for undergrounding of transmission facilities are discussed in this section, it does not address how the differential costs will be paid.
- PNM estimates that underground distribution facilities can cost anywhere from two to five times the overhead amount and underground transmission facilities can cost anywhere from five to ten times the overhead amount.
- Undergrounding is not necessary to provide reliable electric service. Its appeal is primarily for aesthetic purposes.
- PNM currently has a tariff before the Public Regulatory Commission to address payment of differential costs on undergrounding projects.
- Renewable energy is discussed in this section. However, it is not outlined how this energy would be incorporated into the power grid, nor how it would be regulated.
- PNM does agree with the need to protect existing power line corridors, identify new power line corridors, and identify new substation site locations that may be required to serve this area.
- As presently defined it may be possible that PNM may need to develop 3-4 new electric substations and the power lines to connect them to serve the long term, full build out, of the College District area.
- PNM did provide initial electric facility plan information in the draft "PNM Draft Electric Facilities Plan City of Santa Fe and ETZ" provided in November 1999.

- 1839339
- PNM is presently in the process of updating its distribution expansion plan and we are evaluating the need to develop a new electric substation and power line tap for the substation in the 2006-2007 timeframe. This timeframe may change depending on the extent and speed of development in the College District.
 - PNM is also in the initial process of evaluating existing and future electric energy delivery and capacity needs into the North Central New Mexico area including the College District.
 - PNM would be happy to make PNM technical people available to meet with local government community planners to understand proposed land use patterns and development priorities in order to more clearly identify electric service issues and facility needs that may be required to provide adequate and reliable electric service to the College District area.

Thank you for the opportunity to comment and for your consideration of our concerns.


Frank Aragon
Director of North Central
Electric and Gas Operations

Cc: Hon. Richard B. Anaya, Chairman
Hon. Paul Duran
Hon. Joe S. Grine, Jr.
Hon. Marcos Trujillo
Hon. Javier Gonzales
Mr. Sam Montoya, County Manager
Mr. Steve Kopelman, County Attorney
Mr. Joe Catanach, County Planning

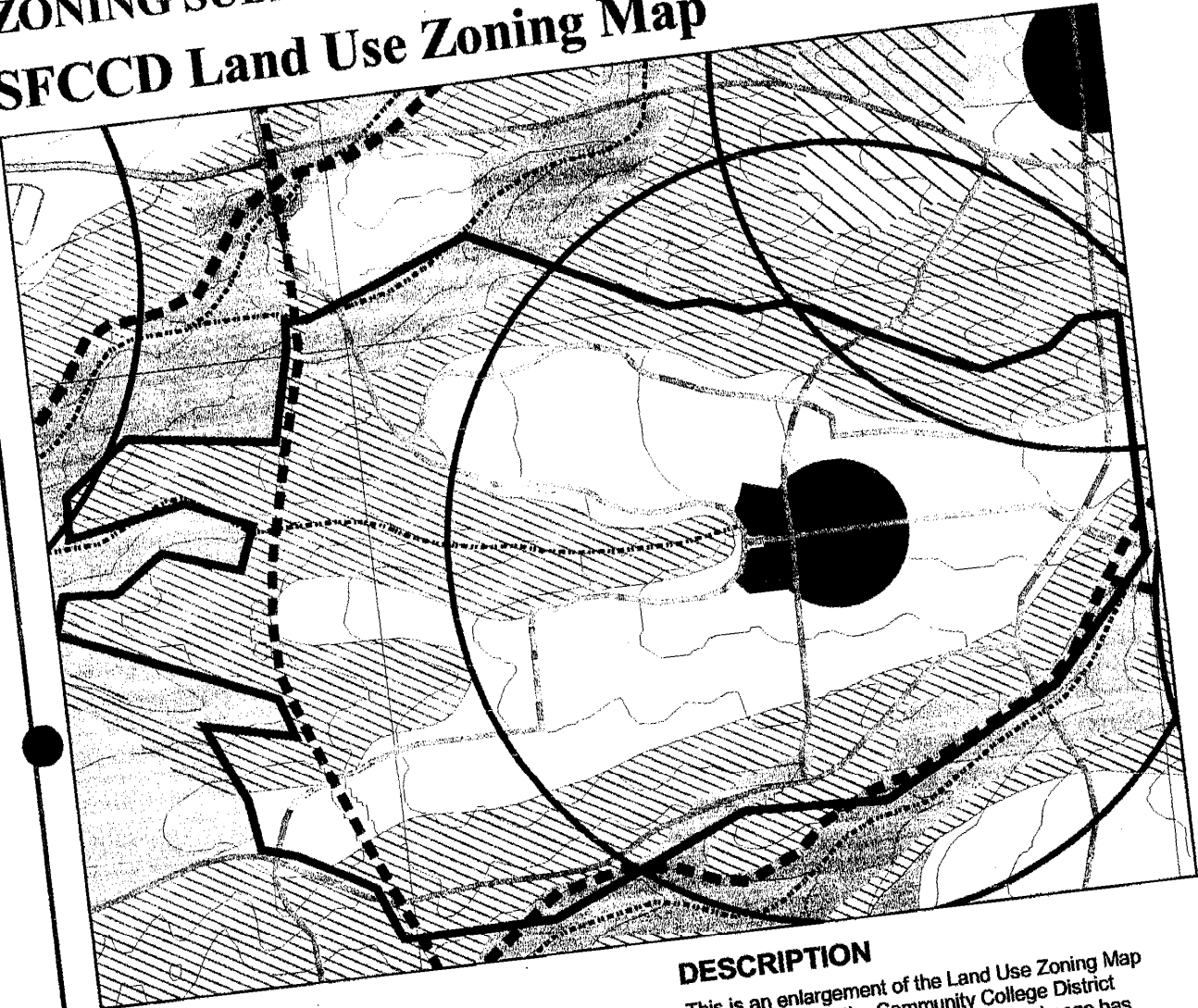
ZONING SUBMISSION PROCESS

SFCCD Land Use Zoning Map

STEP 1

1839339

October 31, 2000



LEGEND

- Village Zones
- Fringe Zones
- New Community Centers
- Institutional Campuses
- Employment Campuses and Centers
- Arroyo Corridor / Open Space
- Boundary Line of Proposed Development
- Major Drainages
- Roads - Proposed and Existing
- Walking Radii
- Regional Trails

DESCRIPTION

This is an enlargement of the Land Use Zoning Map included in the in the Community College District Land Use and Zoning Regulations. The image has been enlarged to the same size as the other exhibits in the series to make the sequence of the submission process easier to visualize.

ZONING CALCULATIONS

Village Zone	225.74 ac.
Fringe Zone	247.29 ac.
Arroyo Corridor / Open Space	38.12 ac.
Total Acreage	511.15 ac.

Santa Fe Community College District

ZONING SUBMISSION PROCESS

SFCCD Site Conditions Map

STEP 2

1839339

October 31, 2000



LEGEND

-  Slopes 0-5%
-  Slopes 5-10%
-  Slopes 10-15%
-  Slopes +15%
-  Arroyos
-  Boundary Line of Proposed Development
-  Existing Trees

DESCRIPTION

This is an example of a site conditions map as required in section _ of the CCDO. The purpose of this exhibit is to provide the detailed topographic, vegetation, and flood plane mapping as information required to update the landscape types that are the basis for the Land Use Zoning Map. This refinement is provided for in section _ of the CCDO.

Santa Fe Community College District

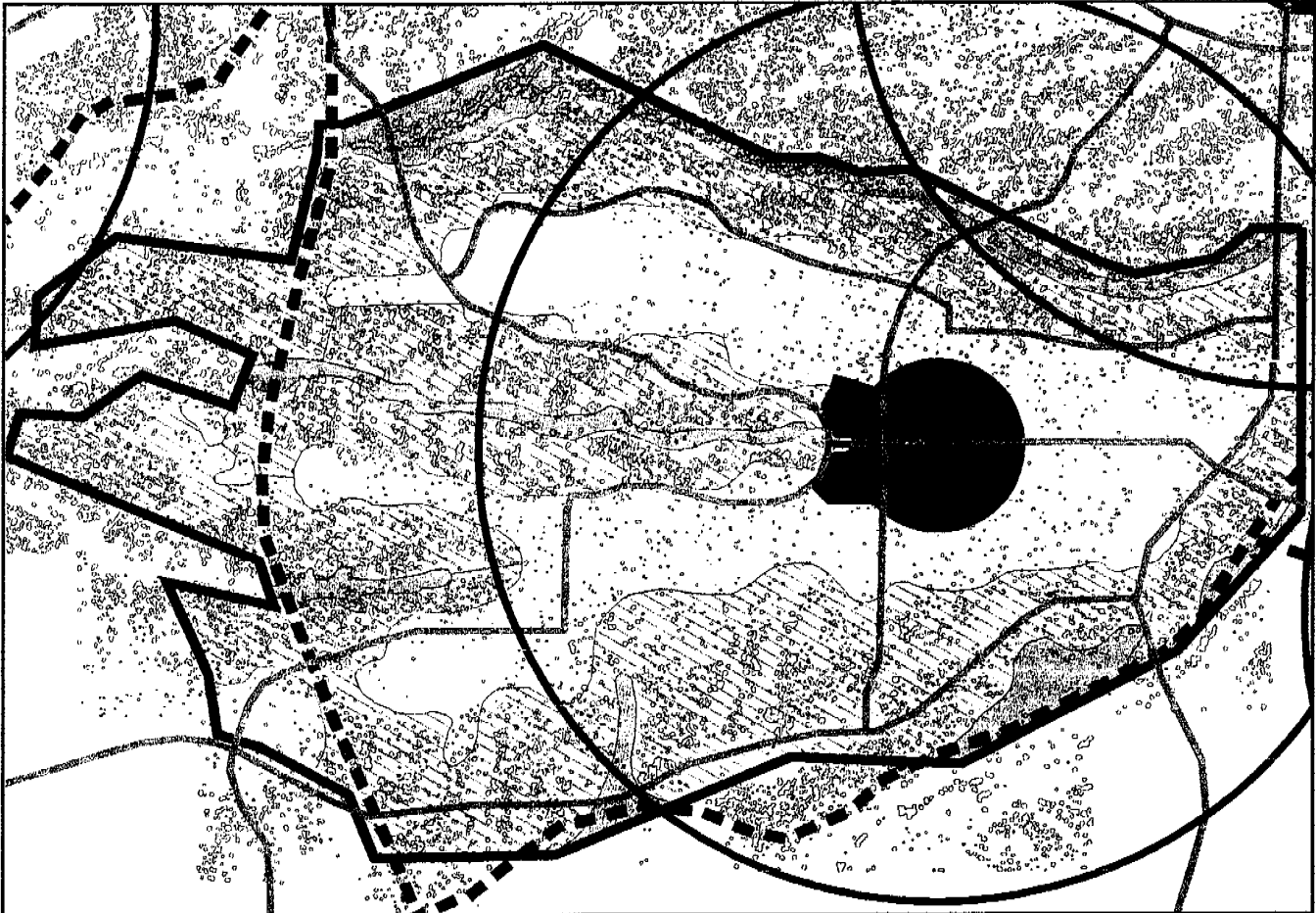
ZONING SUBMISSION PROCESS

STEP 3

Updated Land Use Zoning Map

1839339

October 31, 2000



LEGEND

-  Village Area
-  Fringe Areas
-  New Community Center
-  Arroyos Corridors / Open Space
-  Boundary Line of Proposed Development
-  Proposed Roads
-  Existing Trees
-  Regional Trails

DESCRIPTION

This is an update of the Community College District Land Use Zoning Map based on detailed topographic, vegetation and flood plane mapping. This map represents the existing zoning for the property and differs from the Land Use Zoning Map included in the CCDO only in that it is based on more precise site conditions information.

ZONING CALCULATIONS

Village Zone	178.33 ac.
Fringe Zone	287.76 ac.
Arroyo Corridor / Open Space	45.06 ac.
Total Acreage	511.15 ac.

Santa Fe Community College District

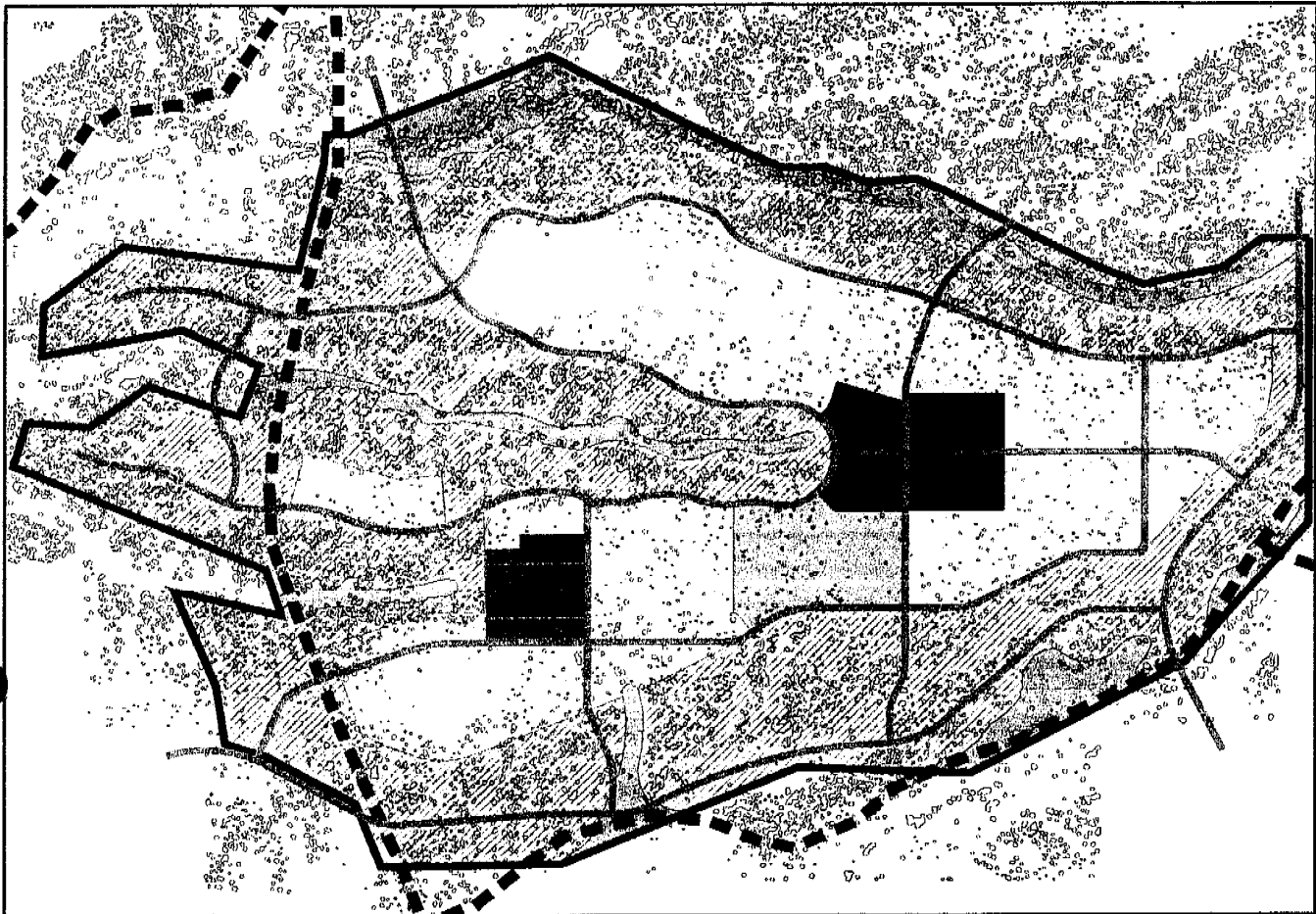
ZONING SUBMISSION PROCESS

STEP 4

Master Plan Map

1839339

October 31, 2000



LEGEND

-  Village Zones
-  Fringe Zones
-  New Community Centers
-  Neighborhood Center
-  Institutional Campuses
-  Arroyo Corridors
-  Boundary Line of Proposed Development
-  Roads - Proposed
-  Regional Trails
-  Existing Trees

DESCRIPTION

This exhibit represents the type of map to be provided in a Master Plan Submission for a development project.

ZONING CALCULATIONS

Village Zone	177.33 ac.
Fringe Zone	254.79 ac.
New Community Center	13.13 ac.
Neighborhood Center	6.84 ac.
Institutional Campus	14.0 ac.
Arroyo Corridors	45.06 ac.
Total Acreage	511.15 ac.

Santa Fe Community College District

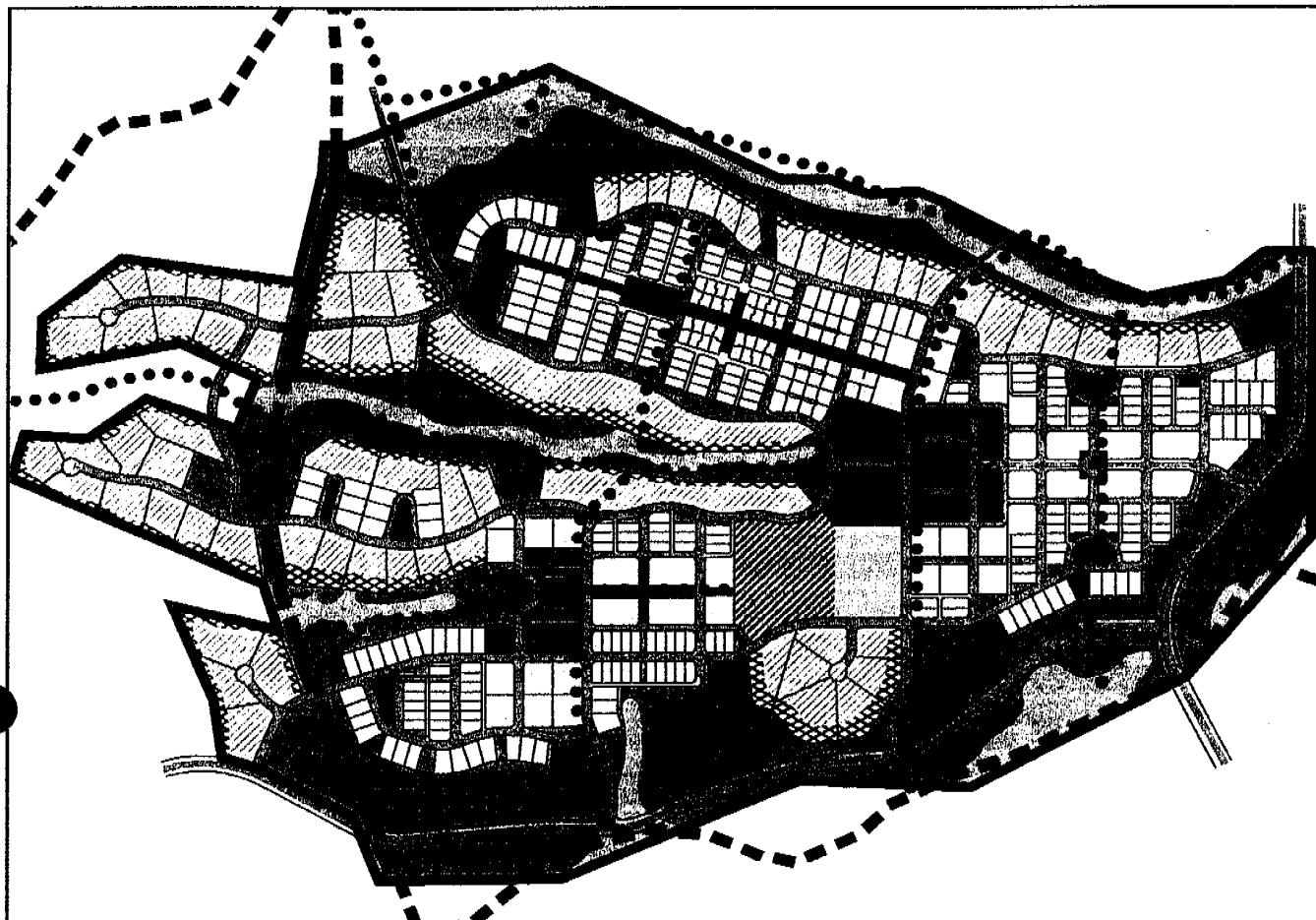
ZONING SUBMISSION PROCESS

STEP 5

1839339

Preliminary Development Plan Map

October 31, 2000



LEGEND

- Village Zones
- Developed Fringe Zones
- New Community Centers
- Neighborhood Center
- Institutional Campuses
- Institutional Open Space
- Private Open Space
- Open Space
- Parks
- Arroyo Corridors
- Boundary Line of Proposed Development
- Roads - Proposed and Existing
- Regional Trails
- Development Trails

DESCRIPTION

This exhibit represents the type of map to be submitted in a Preliminary Development Plan submission for a development project. It is not necessary to submit a Preliminary Development Plan for the entire Master Plan area shown here. Preliminary Development Plans may be submitted in phases within a Master Plan.

ZONING CALCULATIONS

Village Zone	132.51 ac.
Developed Fringe Zone	95.03 ac.
New Community Center	13.13 ac.
Neighborhood Center	6.84 ac.
Elementary School Site	5.93 ac.
Total Open Space	257.71 ac.
Open Space	155.09 ac.
Institutional Open Space	8.07 ac.
Private Open Space	30.43 ac.
Parks	19.06 ac.
Arroyo Corridors	45.06 ac.
Total Acreage	511.15 ac.

Santa Fe Community College District

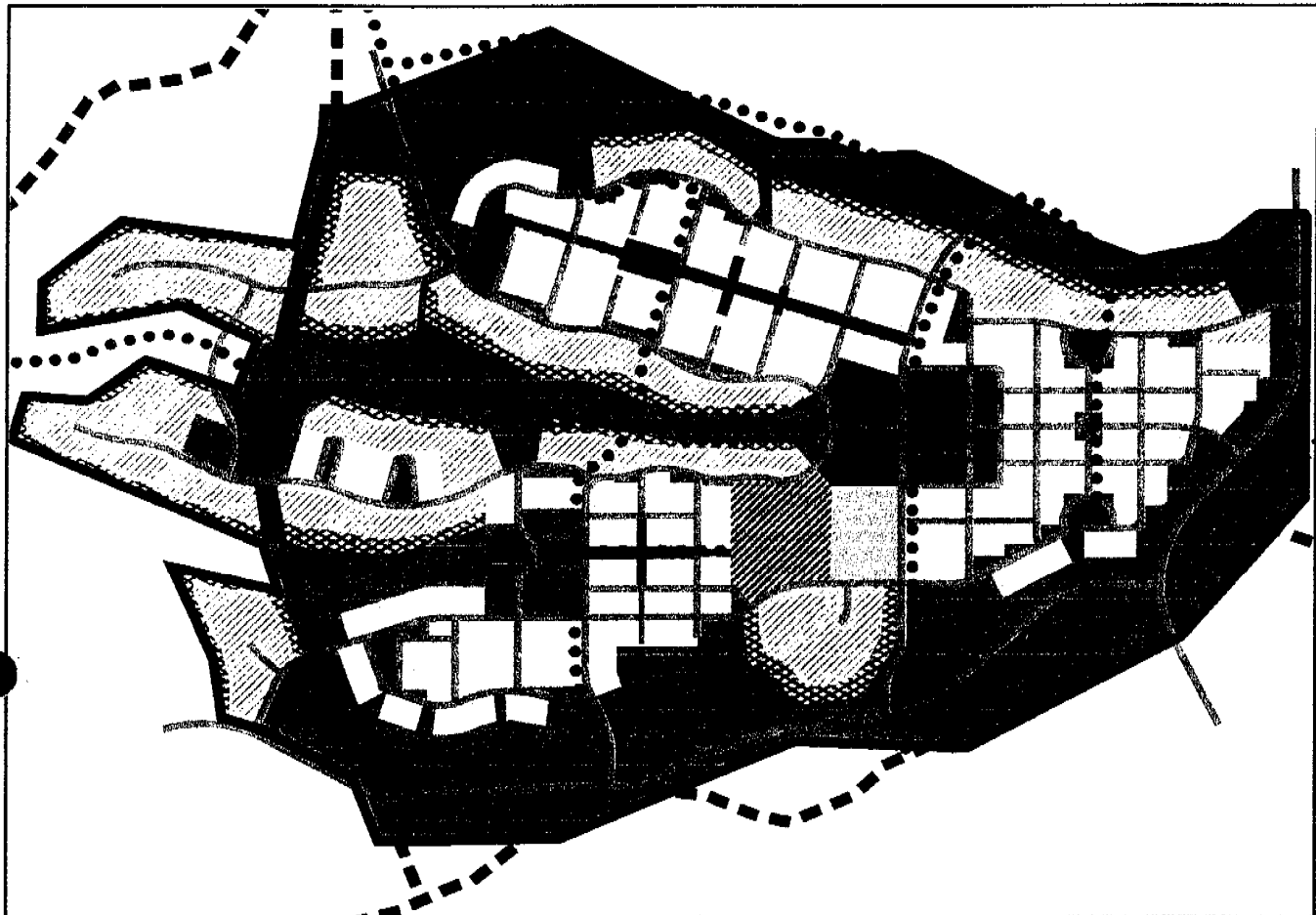
ZONING SUBMISSION PROCESS

STEP 6

Project Zoning Map

1839339

October 31, 2000



LEGEND

-  Village Zones
-  Developed Fringe Zones
-  New Community Centers
-  Neighborhood Center
-  Institutional Campuses
-  Institutional Open Space
-  Private Open Space
-  Open Space
-  Parks
-  Boundary Line of Proposed Development
-  Roads - Proposed and Existing
-  Regional Trails
-  Development Trails

DESCRIPTION

This exhibit illustrates the revised Zoning Map that results after a project has gone through the Master Plan and Preliminary Development review process.

ZONING CALCULATIONS

Village Zone	132.51 ac.
Developed Fringe Zone	95.03 ac.
New Community Center	13.13 ac.
Neighborhood Center	6.84 ac.
Elementary School Site	5.93 ac.
Total Open Space	257.71 ac.
Open Space	200.15 ac.
Institutional Open Space	8.07 ac.
Private Open Space	30.43 ac.
Parks	19.06 ac.
Total Acreage	511.15 ac.

Santa Fe Community College District

Date: November 26, 2000

To: Jack Kolkmeyer, Santa Fe County Planning Division Director

From: Rick Pruetz, Planning & Implementation Strategies

Subject: Status Report: Santa Fe Plan Implementation Report

1839339

This memo is designed to memorialize the status of various tasks and issues regarding the Implementation Report on the Santa Fe Metro Area Highway Corridor Plan and the La Cienega Community Plan. The sending areas, or areas that the County would like to preserve are dealt with at the end of the memo. The following section deals with potential receiving areas, or areas that are appropriate for development; the receiving areas are given special attention in this memo because it would be very helpful to receive County Board direction on the receiving areas deserving the highest priority.

Potential Receiving Areas

Airport Development District – In the September presentation to the County Board, the consultant listed the Airport Development District as one of several potential receiving areas. In the consultant's opinion, this area looks promising as a potential receiving area for several reasons. The Growth Management Plan calls for this area to be developed as mixed use commercial and residential with special consideration given to natural resources in general and the Santa Fe River in particular. The area has not yet gone through a community planning process; consequently, it should be easier to create an effective TDR program. Finally, there are indications that developers and property owners in this area are receptive to the designation of the Airport Development District as a receiving area.

If designated as a TDR receiving area, TDR purchases might be required to achieve a density of development that exceeds an established threshold. Alternatively, developers might be required to buy one or more TDRs for each new lot approved in the Airport District. These are details that would have to be resolved through community meetings in conjunction with developers, property owners and the general public. However, the important point is that development in the Airport District would be preserving land in the Scenic Corridor portion of the Highway Corridor Planning Area as well as La Cienega. Consequently, residents who might otherwise be opposed to development in this area could see that it benefits them through the protection of scenic resources and rural character.

Urban Growth Areas 1 and 2 – At this point, the consultant assumes that the Implementation Report will discuss traditional TDR receiving site dual zoning for Urban Growth Areas 1 and 2. As a TDR receiving area, developers could build to an established threshold density without buying TDRs. However, to exceed that density, developers would have to purchase TDRs.

