

SFC CLERK RECORDED 07/28/2006  
SFC CLERK RECORDED 07/28/2006

**SANTA FE**  
**BOARD OF COUNTY COMMISSIONERS**  
**SPECIAL MEETING**  
**April 19, 2006**

Harry Montoya, Chairman  
Virginia Vigil, Vice Chair  
Paul Campos [Excused]  
Jack Sullivan  
Michael Anaya

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss  
BCC MINUTES  
PAGES: 36

I Hereby Certify That This Instrument Was Filed for  
Record On The 28TH Day Of July, A.D., 2006 at 11:45  
And Was Duly Recorded as Instrument # **1444109**  
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office  
Valerie Espinoza  
Deputy *V. Espinoza* County Clerk, Santa Fe, NM

SFC CLERK RECORDED 07/28/2006  
SFC CLERK RECORDED 07/28/2006

**SANTA FE COUNTY**  
**SPECIAL MEETING**  
**BOARD OF COUNTY COMMISSIONERS**

**April 19, 2006**

This special meeting of the Santa Fe Board of County Commissioners was called to order at approximately 10:10 a.m. by Chairman Harry Montoya, in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Following the Pledge of Allegiance and State Pledge, roll was called by County Clerk Valerie Espinoza and indicated the presence of a quorum as follows:

**Members Present:**

Commissioner Harry Montoya, Chairman  
Commissioner Virginia Vigil, Vice Chairman  
Commissioner Jack Sullivan  
Commissioner Mike Anaya

**Members Absent:**

Commissioner Paul Campos

**V. Invocation**

An invocation was given by Ian Boyle from the Albuquerque Thunderbirds Organization.

**VI. Approval of the Agenda**

There were no changes recommended for the agenda. Commissioner Anaya moved approval and Commissioner Sullivan seconded the motion to approve. The motion carried by unanimous voice vote.

SFC CLERK RECORDED 07/28/2006

## VII. Presentations

### A. Employee of the Quarter

ROMAN ABEYTA (Deputy County Manager): Mr. Chairman, it's with great honor that present our Employee of the Quarter for the first quarter of 2006 to Steve Ross, our County Attorney.

GERALD GONZALEZ (County Attorney): Mr. Chairman, members of the Commission, we're more than honored to be able to make this presentation today. As you know, I have had the opportunity to be interim County Attorney and have worked for a number of other state and local government organizations and I just have to say that Steve is the example that I look to and I think all the other attorneys that I know of who understand the profession and the demands also look to. He's been a leader. He's been an advisor. He's been a counselor and it's been a great pleasure to work with him, day in and day out. So congratulations, Steve.

STEVE ROSS (County Attorney): Mr. Chairman, Commissioners, I'm honored and surprised. I've been watching these for many years. I've actually nominated at least one person myself for Employee of the Quarter or Employee of the Year and I've always assumed that these awards were for the line employees, the worker bees of the County and I have a number of them in my office who work very, very, very hard and support the legal efforts on behalf of the County and I'm happy to accept the award but I'd like to accept it on behalf of myself and all the folks who support me in the very difficult tasks that we've all been addressing in the last three years since we've been here.

And I want to thank Gerald, of course. Gerald referred to me as a counselor and an inspiration to others but he's an inspiration to me and I enjoy terribly working for him and for all of you. I'm really proud of the work we do here. I'm committed to it and I want all the best for all of us and the citizens of the county. So that's what motivates me every day and I really appreciate your recognizing that and I appreciate you also recognizing the efforts of my staff and of all the other County employees that have been recognized. I think it's a very important thing. I really appreciate you taking the time to recognize me and everybody that's helped me help you to achieve your goals. So thanks.

MR. GONZALEZ: Mr. Chairman, members of the Commission, I'm surprised Steve was able to get that out because I don't think he ever sleeps. I get calls from him at all hours of the day. It's really, again, a great honor to have him here and have you recognize him. Thanks so much.

CHAIRMAN MONTOYA: Okay. Commissioner Anaya, Commissioner Vigil.

COMMISSIONER ANAYA: Thank you, Mr. Chairman. I just want to also congratulate Steve and for having the patience with me because every time you start talking the attorney language I have to go wait, wait, wait. What does that mean? But thank you very much. We know you work very hard and you deserve it. Thank you.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: I just want to make a comment. Steve, I'm really,

SFC CLERK RECORDED 07/28/2006

really, really pleased that you were honored with this title. I want to give you another title. That's an attorney's attorney. I am an attorney but I cannot believe how much I rely on your legal expertise. And I also want to make a statement about your availability. You are there for us morning, noon, and night. I rely on you for an incredible amount of counsel and I hope to continue to do that for quite some time. I hope your experience here in Santa Fe has been rewarding because you have sure rewarded us. Thank you very much.

CHAIRMAN MONTOYA: Thank you, Commissioner Vigil. Commissioner Sullivan.

COMMISSIONER SULLIVAN: Let me add my congratulations to Mr. Ross and particularly emphasize some of the work, a great deal of the work that you've done recently on the affordable housing ordinance that we recently passed and now affordable housing regulations that the Commission recently took a large step with a unanimous vote to support the need for more reasonable prices and affordable housing. We had to rely, we did rely on Mr. Ross to do the bulk of the work, the follow-up work on that ordinance and it went through a number of hearings and a number of iterations and I just think in the end I was very comfortable and confident that what we passed covered all the legal issues and the bases. So thank you for your efforts, Mr. Ross on that and all the other very ticklish land use issues that we've had to deal with over the past few years. Thank you, Mr. Chairman.

CHAIRMAN MONTOYA: Thank you, Commissioner Sullivan. And Steve, I'll just add my congratulations as well and thank you for being supportive of all the issues that I've encountered with the Aamodt water lawsuit, with the Jacona Landgrant, complex issues that we deal with with the Native American Pueblos. You've been a valuable godsend to this County and I think that whenever there's issues regarding potential lawsuits which seems like everybody wants to sue the County for something these days, you're always able to give us some sound counsel, sound advice and I really appreciate that. And I think to keep a little humor and humility in the whole process I'm going to continue to send you those attorney jokes. I hope you don't mind that I continue to do that. But thank you, Steve.

MR. ROSS: Thank you, Mr. Chairman.

**VII. B. Public Works Crew, Camino Bajo**

Commissioner Sullivan stated in addition to the youth groups being honored, he wished to recognize dedicated Santa Fe County employees, specifically in this case the Public Works Department. He invited Camino Bajo resident Charles Montoya forward to speak about the project. Mr. Montoya thanked Commissioner Sullivan and Jennifer Jaramillo for their efforts, as well as the work crew and Robert Martinez, Deputy Public Works Director that alleviated the dust and dirt that had prevailed for so long.

[A slide show was presented.]

Commissioner Sullivan said the .8 mile of Camino Bajo cost approximately \$125,000, the funds coming from general obligation bond money, the basecourse program and road maintenance funding. He introduced members of the road maintenance crew: Monty Montoya,

James Martinez, Joe Montez, Donald Barros, Andres Garcia, Todd Perry, Curtis Belcher, Robert Salazar, Jeffrey Thorne, Justin Garcia, and Eric Giron.

Pavers consisted of: Walter Garcia, Andrew Jaramillo, Sefarano Houston, Stacy Garcia, Eric Holk, Harold Sanchez, Daniel Acosta, Steve Perea, Joseph Cross, Marty Gonzales, and Jonathan Gonzales. The audience gave the group a round of applause and the other Commissioners added their appreciation for the work of the Public Works Department.

#### **VII. C. Reading of Proclamation**

Commissioner Montoya read the following proclamation:

Whereas, Santa Fe County recognizes that participation in recreational sports offers outstanding opportunities for youth to develop healthy lifestyles, high self-esteem and improved fitness and wellness; and

Whereas, youth sports strengthens the quality of life for individuals and communities through education and training of recreational sports, professionals and athletes; and

Whereas, sports is one of the few activities that brings people together no matter where you live. Race, language, religion, age and gender are all forgotten in the arena or on the court; and

Whereas, participation in sports is much more than a physical workout. It's a positive character builder that instills teamwork, discipline, dedication and a sense of pride and accomplishment; and

Whereas on February 16, 2006, the United States House of Representatives declared the month of May as National Physical Education and Sports Month to encourage broader promotion of physical fitness activities and programs in schools, parks, recreation departments, employee associations, hospitals and other entities involved in physical fitness; and

Whereas, it would be appropriate to recognize the month of May as National Physical Education and Sports Month in Santa Fe County; and

Now, therefore, be it resolved by the Board of County Commissioners of the County of Santa Fe, hereby to honor our young athletes and encourage the participation in sports and fundraising events that will benefit the Santa Fe County youth and

Now, therefore, be it further resolved the Board of County Commissioners declare May as Santa Fe County Physical Education and Sports Month. Approved, adopted and passed on this date, April 19, 2006, Santa Fe County Board of County Commissioners.

Following motion by Commissioner Anaya and second by Commissioner Vigil, the proclamation was unanimously adopted.

SFC CLERK RECORDED 07/28/2006

**VII. D. Recognition of Santa Fe High Wrestling State Champs**

Commissioner Montoya read a letter from Coach Mike Lujan who was unable to attend. Coach Lujan started the program 32 years ago.

Commissioner Vigil asked her fellow Commissioners about their participation in sports, noting she had been a cheerleader. She introduced Santa Fe High School's Wrestling Coach, Anthony Peperas, and team members Trey Saxton, and Derrik Peperas. Assistant Coach Peperas, speaking on behalf of Head Coach Javier Posa, stated he appreciated the recognition from outside the school.

**VII. E. Santa Fe Athletic Club Junior Wrestling Team**

Commissioner Montoya recognized the presence of Commissioner Hugh Ley from San Miguel County. He said the Santa Fe Athletic Club was in their second season and won various championship and trophies. He introduced coaches Cruz Montoya, Eppie Montoya, Daniel Salvidrez, Fred Martinez and Larry Gurule, and passed out sweatshirts to the club member: Adrian Montoya, Ishmiel Romero, Daniel Salvidrez, James Roybal, Jonah Schmeltz, Luke Sanchez, Jess Martinez, Ernesto Salvidrez, Korey Windham, Andrew Baca, Justin Roybal, Johnny Corriz, Dakota Torrez, Dylan Nohl, Darren Roybal, Marcos Corriz and Joseph Sanchez.

Brian Baca from the County Assessor's Office spoke on behalf of Assessor Benito Martinez, who was an accomplished wrestler and maintains an interest in the sport. He congratulated all the athletes present.

**VII. F. Acequia Madre Elementary School Boys Basketball Team**

Commissioner Anaya announced that the Acequia Madre Matadors were undefeated for the season. He introduced the Albuquerque Thunderbird mascot, who helped hand out basketballs to team members: Seth Dalton, Abraham Carrillo, Kahl Vigil, Steve Trujillo, Michael Hyde, Diego Romero, Brian Stanton, Lucas Romero, Isaiah Dalton, Alec Martin, Danny Anderman, Gilbert Garcia and Kenneth Dalton.

Coaches Wayne Dalton and Justin Salazar were also introduced, as was Principal Bill Beecham.

**VII. G. Santa Fe High School Boys Basketball Team**

Pointing out that he had played on the Demons, Commissioner Anaya recognized the

SFC CLERK RECORDED 07/28/2006

District 2 5A Champions and introduced Head Coach Lenny Roybal, and coaches Gordon Batancourt, Tomas Montano, and Steve Nuanes. Basketballs were presented to team members: Aaron Shirley, Julio Rascon, Erik Rodriguez, Dominique Batten, Pat Doherty, Curtis Davis, Adam Padilla, Justin Baca, Luke Lovro, Mark Dean, Armando Lopez, Michael Kress, Wesley Kress and Phillip Montano. Coach Roybal congratulated his team for playing tall and thanked the Commission and the athletes.

**VII. H. St. Mike's Boys Basketball Team**

Commissioner Anaya congratulated the St. Michael's High School Horsemen for their victories as District 2 3A Champions and State Champions. He introduced coaches Ron Geyer, Mike Miera, Martine Romero, Jerrard Garcia and Gil Gonzales. Team members were presented with basketballs: David Cohen, Eric Eccles, Luis Eres, Erik Geyer, Isaiah Gonzales, Eric Hall, Mathew Ley, Ricky Leyba, Marcus Martinez, Jordan Romero, Patrick Soldow, and Adam Stramel. Coach Geyer said they were great role models and students, and said they represented the community well.

[The Commission recessed from 11:23 to 11:33 and reconvened with Commissioner Vigil not in attendance.]

**VII. I. Executive Briefing by Weston Solutions, Inc. on the Final Inception Report for an Enterprise Geographic Information System (EGIS) at Santa Fe County**

BETH MILLS (GIS Planner): Sorry to have to follow that with some reality. Good morning, Mr. Chairman, Commissioners. In the fall of 2005 the Board authorized the Manager's office to contract with Weston Solutions to conduct an inception study for moving the County forward to enterprise GIS and for the past several months, Weston personnel have been working with the County staff to understand our existing systems and capabilities in order to make recommendations about the move towards EGIS.

This morning, Mr. Darren Farmer is here from Weston Solutions and he's going to present the results and the recommendations from the inception study. And after his presentation he'll answer questions and I'll also be available for questions if you have any.

DARREN FARMER: Thanks, Beth. Thank you, Mr. Chairman and Commissioners. Again, Darren Farmer, I'm 7'9" and I'm disappointed all those people aren't here to see this. So we'll move on anyway.

As Beth mentioned, over the last several months we've been working on what we referred to as an enterprise GIS inception study. We in the consulting world, specifically in the IT industry like acronyms probably more than even the military. So as we go through this presentation today I've tried to limit the alphabet soup that's involved, but if you do have any

SFC CLERK RECORDED 07/28/2006

questions or need clarification please stop me so that the presentation makes sense as we go through it.

Let's talk about first what we're going to go over today. The agenda is I'm going to do a brief introduction as to who Weston's Solutions is, who we are as a company. I want to talk a little bit about what is enterprise GIS? What does that mean? I'm sure you're all familiar with GIS to one degree or another and understand that GIS is a way to make maps and present data in a spatial format. But what does it mean to all of us when we say enterprise GIS? I'm going to talk a bit about the process that we have gone through in this inception study and tell you exactly what I mean by inception study and enterprise GIS, talk about what were the objectives of the project that we undertook, and the results and recommendations for moving forward. After that, we'll open it up for questions. However, feel free if you have questions during the presentation, speak right up.

Weston Solutions – let me just talk briefly. In the interests of time I've taken all the good slides out of here to talk about how great Weston Solutions is as a company. Suffice it to say though, in one slide, we are a great company. We are an employee owned firm with approximately 2000 employees nationwide and internationally, about \$400 million-plus in revenue annually. We've been in business since 1952. We've been in GIS world, doing consulting and professional services, application development since about 1982. And our local office is down the road in Albuquerque.

Now, enterprise GIS, again, what do we mean when we say enterprise GIS? You all probably recognize GIS as maps and data. And you all may or may not – historically, a lot of county governments recognize GIS as those guys down at the end of the dark corridor that we slide a pizza under the door once in a while to keep them happy. GIS over the last several years is really evolving and has evolved to a point where it's much, much more than data and maps. Enterprise GIS is a way to give the County the ability to instantaneously obtain comprehensive understanding about a particular location.

What that means is GIS is a way to relate other information systems throughout the County. Code enforcement data, for instance, can be brought to bear or viewed in a comprehensive environment, both by internal staff and the public to the degree that the County feels that that's appropriate. It's a way of consolidating and centralizing management of the GIS data layers for use by all the departments throughout the County. One thing that stood out very much during the interviews that we've undertaken through this study is that there's a lot of – Oh, I need to answer a question, so I'm going to walk down the hall and ask somebody to stop what they're doing so that they can bring up a data layer or a set of data layers, perform some analysis, print a map, to answer my question that I could have answered simply by looking at a map-based application on my computer monitor, in my office, without disrupting the workflow of other people, without interrupting the workflow that I am involved in.

The key there, and I emphasize it in italics. I probably should have made it bright red and moving in some way to call your attention to that, is that it's near real time – true integration of IT systems with GIS and presenting it through a GIS interface, data can be available in new real time. It's very easy to do in today's IT world. Enterprise GIS is an



efficient and effective means to facilitate collaboration between and within departments as well as collaboration with outside agencies – the State Engineer's Office and other agencies at the state and the city and surrounding federal government agencies, etc.

And through implementation of enterprise GIS, the tools that we bring to bear allow departments with the domain expertise to take ownership of those data layers that are most meaningful to them.

What are some generic benefits of enterprise GIS? Well, time savings, reduced liability, and the most important in this context is informed decision making. Let's talk about each of those briefly. Time saving. Did I mention what we call the sneakernet, where someone needs a question answered or some sort of data or a map to answer a question, the workflow that is repeated is, I have to get up and again, introduce some disruption into everybody's workflow to answer a simple question.

Based on our initial investigation and analysis to this, we see an opportunity for at least a 20 percent savings in personnel time and it's quite likely much more than that. We won't know that until we take a closer look in the next phase of the project.

Other advantages and benefits of enterprise GIS are reduced liability. With information systems that are disparate, what we call stove-pipe. You've got systems that don't talk to one another. It's very easy to have conflicting information and if that information is given out to the public and a decision is made upon it and it's incorrect information, that leads to liability. Enterprise GIS helps to ensure that everybody throughout the enterprise, throughout the County is communicating and making decisions based on the same information. The same information helps to ensure that it's the correct information, because again, the agency or the department within the County that's responsible for that data retains ownership of the data.

Improved decision support. That's probably in the current wave of information technology, the primary reason we invest in information technology projects. As we go through time you'll see reduced expenses and the improved decision support allows you to really see the value in the investment in your systems, in your data through time.

Now, let's talk a little bit about this word that we're using: inception. What I've talked about so far is kind of general enterprise GIS and again, I'm doing this fairly quickly. There's going to be a detailed report to follow within the next few days that you all will receive a copy of. An inception. What is an inception study? What is this inception report we're talking about? At Weston Solutions we follow a structured system development process called the rational unified process. In that process you'll notice that the first phase, that first column under phases is called inception. That's the first of four phases through this iterative development process through which we discover and document business requirements, system requirements and begin the analysis and design effort to understand how to best implement an enterprise system.

What we've done here through this inception study are the following. And it really boils down to a business case for enterprise GIS. What is the vision throughout the County, between and among each of the County departments? What are their goals for enterprise GIS? What generic benefits or what other value do each of the departments see in moving forward with an integrated enterprise GIS? We've gone through that process and discovered that information

through a series of interviews and follow-up telephone interviews to come up with a conceptual design that I'll show in a minute. And again, that's an initial conceptual design. We've done a risk assessment and created an estimate of resources needed in both IT infrastructure investment, hardware, software, data development, as well as personnel resources, which is really the ultimate goal for the inception study. That single goal for the inception study is really to give the County enough information to make an informed decision as to whether or not or how to proceed with enterprise GIS implementation. And we've offered and produced a five year implementation plan to see that through.

What are the results, then of this enterprise GIS inception study? Well, the main result here is a common vision throughout the County for enterprise GIS, and really simply stated for the purposes of today's discussion, the vision boils down to access to information. The County's been doing GIS for years now and has a considerable amount of GIS data available, but I say available with a bit of an asterisk by that word because one thing that came out of the interviews is that although there's a number of data layers and there's a lot of data, it tends to be difficult for end-users to access for a variety of reasons.

Enterprise GIS is really a way of bringing that data to the end user that needs to access it immediately in order to not delay their workflow, in order to work as efficiently as possible. Another piece of that vision is to enable sharing and consistency of data elements across the enterprise. There's a lot of data, again, in the GIS data layers. There's a huge amount of information stored in the City's HTE system for permitting, for Code violations, etc. That information all ultimately ties to a location. So enterprise GIS gives us the ability to present all of that information to the users as appropriate. Again, we have security capabilities to control who sees what to accommodate their needs across the enterprise. And to improve efficiency through consolidation of data, and it's difficult to see that last word - information. And that's a key point I'd like to leave behind today is there's a big difference between data and information. Data is a bunch of numbers, it's a bunch of things in the computer, but until you can get to that and look at that in relationship to other bits of information, other data sets, it really doesn't become a comprehensive or enterprise level information system.

Through our investigation, these are the design considerations that we subscribe to. And really you'll notice that this graphic here illustrates that all of the elements of design are really in support of the County's business needs. At the core is the County's data and databases. Those data sets need to be integrated in a fashion that allows those business needs to be supported without having to get up and disrupt one, two or more people's activities to answer a simple question. The other pieces to that are platform and software.

There's a few things - we start with design for a reason and that is a solid design leads to a solid implementation. That starts with effective and comprehensive business requirements, design, implementation test and then ongoing maintenance. The alternative to that is to try to streamline things, to try to cut - to not invest where it's appropriate in the early stages of the project and you end up with a situation where your maintenance costs tend to be unwieldy and lead to trouble down the road. This is a difficult slide to see and I apologize for that. This is the conceptual architecture that we have developed as a result of this investigation.

Some of the key points here, and I know it looks like spaghetti in this presentation, but I'd like to point out that what it boils down to and the value that it brings is that you'll notice at that bottom level, and you can see over to the right above the globe, there's a description of each of these three tiers of this architecture. At the database level, near the bottom there is a consolidated – the bottom set of boxes. You'll see where it says RDDMS-HTE, the key there is that those core information systems are integrated in a way that serves data in a consolidated fashion. This information will all be described in detail in the inception report that you're going to receive. But again, the key point here is integrated information systems. Get away from what I refer to as stove-pipe systems that don't communicate with one another.

There's some interest on the part of the Assessor's office to at some point implement a CMA system or a computerized mass appraisal system. There were other interests expressed in these interviews for computerized maintenance management systems. All of these systems come together in a way in an enterprise GIS architecture that all users to see information in a consolidated fashion.

A number of risks that we identified in the course of this investigation. To date there is no GIS strategic plan in place. That's something that needs to be addressed. There is no long term vision for design or at least until we've gone through this exercise. Lack of effective leadership and coordination. I'm going to talk about each of these individually as we go through the slides here. Again, lack of planning. This is being addressed. I'm told that since we initiated and since we did the interviews there's been considerable effort made towards strategic planning throughout the County and that includes IT. I just would like to encourage the County to ensure that GIS and enterprise GIS strategic planning is included in that effort and to prepare a comprehensive strategic plan. We have delivered or will have delivered at the end of this inception study the foundation for and a good part of what can become that strategic plan.

Lack of design or improper design approach. It's important moving forward in an integrated system to ensure that all the pieces fit together or that they have the potential to fit together as the plan evolves. One of the other major risks for GIS implementation has been a lack of effective and consistent GIS leadership and coordination. There is currently no GIS coordinator. I understand that there's a movement afoot to rectify and resolve that issue and another key element to that particular risk is that there is no GIS steering committee. In parentheses there you'll see with executive leadership. We recommend executive leadership on that GIS steering committee to ensure continuity and to ensure that what comes of that steering committee has teeth.

One other risk is the possibility of inadequate funding.

CHAIRMAN MONTROYA: Excuse me, Darren. What do you mean, executive leadership from the Manager's office? From the Commission? From the Assessor's office?

MR. FARMER: We see it in different ways in different agencies, different county and city governments. Typically, it's at least a director, a departmental director level position. In this case maybe the PFMD director. Generally not at the Commission level or the County Manager. Maybe an assistant County Manager. But someone at that level.

CHAIRMAN MONTROYA: Okay.

MR. FARMER: Moving on then. Again, one major risk in any system is inadequate funding, or any program, is inadequate funding. Once the GIS implementation plan is approved and constructed it's important, for lack of a better word, piecemealed. Enterprise GIS implementation is generally a collection of interdependent activities from database design and application development and it's important not to underfund one element of that because there are other future elements that are dependent upon it. Those elements should not be selectively funded but looked at comprehensively.

Staff has been an issue of late and I understand, again, some efforts as part of the strategic plan that's being undertaken to focus attention on strategies. Training, it's important in any IT system and program to ensure that adequate training is in place or budgeted for those that have to administer the program, but also for those who are the end-users of the program. Training needs to be ongoing as new tools and technologies are adopted.

Other risks – unreliable data. Again, I mentioned this previously. There's a considerable amount of data available at different locations and different departments throughout the County but some of it is of better quality than others. But unless it's all accessible it's really not useful and it's not reliable. So there's different facets to data reliability and that is the quality of the data, the accessibility of the data and understanding what the data represent.

There are a number of systems throughout the County that rely on rigid and proprietary technologies and again, that's a lot of syllables but what it boils down to is systems at an enterprise level have to integrate and communicate among themselves and between them to make them as useful as possible and to realize as much cost savings as possible. As decisions are made with regard to upgrading or replacing existing systems or bringing new systems on line it's important to keep in mind that risk that if systems are selected that are not easily integrated throughout the enterprise then you may end up saving in the short term by paying for it in the long term.

At present there's one risk of aging GIS technology. Over the last several years there's been huge themes and progress made in GIS technology and I understand that because of a variety of reasons the County has not been able to take advantage of some of those new technologies but I understand also that the GIS staff is lobbying hard to move in that direction.

MR. GONZALEZ: Good you explain what a platform is?

MR. FARMER: A platform is a generic consulting word that kind of fits in when I don't have another word to use. What I mean in this case, GIS platform is the core technology used in the GIS Department. Right now, the GIS Department uses ESRI – Environmental Systems Research Institute software called ARC-INFO. In the year 2000, the ESRI introduced almost a revolution, if not a significant evolution in the way they approached GIS technology and they've kind of rebadged ARC-INFO as ARC-GIS and moved it more into mainstream IT to take advantage of relational databases. Prior to that it was more file-based systems. I'll explain a good deal of this in the report that you'll all receive.

Suffice it to say though that what I mean here is taking advantage of that revolution or evolution in GIS technology, implementing a data storage platform – another time I don't have

a better word to use – to move management of GIS data layers into the IT world instead of down at the end of the dark corridor where we deliver a pizza under the door once in a while. Traditionally, the idea has been to very cost-effectively integrate all these systems and present them through a geographic spatial view. And that's really the essence of what this whole thing is about. Does that answer your question, sir?

CHAIRMAN MONTTOYA: Darren, in terms of aging technology, you're talking about our system right now?

MR. FARMER: Yes, sir. I'm talking about the fact that the GIS Department here, for the most part, is still using the ARC-INFO system. ARC-INFO, the industry is moving away from that technology. It's not a wholesale change. I don't want to leave you with the impression that this is a huge deal. The software that I referred to, the desktop software, the ARC-GIS software, I believe the County is already licensed for. Erle, is that a true statement? Yes. So now it's a matter of supporting the staff. And I think the biggest impediment to realizing those new technologies, at least at the ARC-GIS desktop level is staffing.

At this point, from what I've been able to discern from the interviews in my subsequent discussions with staff, everybody is stretched very, very thin and basically in the mode of keeping things running rather than transitioning to that new version of the software that's available. There's one other piece to that puzzle and that is ARC-GIS on the database side takes advantage of technology called ARC-SDE or spatial database engine. That is something that I believe has been budgeted but it has not yet been implemented.

CHAIRMAN MONTTOYA: Is that because we're trying to coordinate everything?

MR. FARMER: I think it's a variety of reasons. It's coordination, it's level of staffing and to some degree a level of funding for outside resources, professional services to come in and help with that database design effort, and with the implementation of that technology. That piece of the GIS platform is new. It's not just an upgrade to the existing systems. So there's going to be a little bit more effort involved, a little bit more investment involved in an implementation of that method of storing geographic data. We'll get into the implementation plan here in just a moment.

CHAIRMAN MONTTOYA: So in terms of aging technology then, this is a little bit different in terms of once you buy it then tomorrow it's already aged? This lasts a little bit longer?

MR. FARMER: What this means is – I'll use a desktop analogy that we may all be familiar with. We all probably use Microsoft Word. Microsoft Word every few years upgrades Microsoft Word. So you start with a few years ago, Microsoft Word 95. Then they come out with 98. Then they come out with whatever the next version is. That same progression exists with the GIS technology being used by the County. The problem with right now is, to tie this into that analogy, ARC-GIS 2005 is available, but because of the shortages in resources and availability of staff, etc. they're still using ARC-INFO

SFC CLERK RECORDED 07/28/2006

version 2000.

So I want to point this out as a risk moving forward and it is a risk when we talk about realizing an enterprise GIS vision. It is supporting the status quo. It supports GIS as it is being done at the County now, which is data management in the GIS Department and answering questions and limited distribution throughout the County. Did that answer your question?

**CHAIRMAN MONTOYA:** Yes.

**MR. FARMER:** The next thing we'll talk about is the five-year GIS implementation or enterprise GIS implementation plan. That includes a number of things: relational database management system implementation. I think there's still no relational database management system standard at the County. There are applications that you use - Microsoft Sequel Server, which is one alternative. There's I believe other applications or potential applications that we use the Oracle database platform. So enterprise GIS can be supported on either platform. Unless there's a compelling reason and we haven't yet seen a compelling reason to go with Oracle, there tends to be an industry - a lot of studies throughout the IT industry that suggests that Microsoft Sequel Server has lower total cost of ownership over time. Then again there are also studies to the contrary. So it depends on whose study you look at.

The point is, that needs to be evaluated and it's a decision that should be made on a relational database. Geo-database design is part of this five-year implementation plan, and the geo-database is that piece of the platform that I refer to as a relatively new piece of the GIS environment where GIS data are stored in a relational database instead of in a flat file structure or something of that sort. The spatial database engine is what gives us the ability to take advantage of and use that data, and that's something that will need to be implemented.

Again, there's some additional data development that will need to take place and is included in that five-year plan. GIS application development, and then integration of GIS and HTE and other systems throughout the County to really bring all of that together through a consolidated point of view. And that information is served both internally and to a lesser degree externally to the public.

Here's a five-year time line. Once again, this is probably a difficult slide to read. This schedule will be much more clearly presented in the document in the final inception report that you will all receive in the next few days. Again, I apologize for some of these slides. This is the five-year budget.

**CHAIRMAN MONTOYA:** This is a good eye test.

**MR. FARMER:** This is a matrix that shows the five-year budget for enterprise GIS implementation. The bottom line there that is a little easier to read is that our initial estimates at this stage in the game is that that five-year total is going to be just short of \$600,000. That's going to get the County to what we refer to as an enterprise GIS environment database development and implementation, spatial applications, many of which, I understand, are already being implemented, which will reduce that cost. But at the

time of the interviews and the bulk of this study, those applications had not yet been implemented so I wasn't able to evaluate those and compare those to the requirements that were defined.

Personnel resources needed. In addition to existing staff we strongly recommend and in fact I don't know how the County could be successful in enterprise GIS without a dedicated GIS coordinator. That is a person that needs to be focused on coordination of GIS throughout the County and between outside agencies and the County. We recommend that that person not be burdened with technical and system administrative level duties. They'll be able to focus on really managing the GIS program for the County.

In addition to that we recommend, at least in the first - you'll see down below there, another FTE for years one and two that can administer GIS desktop systems and work with a professional services firm that's doing implementation of the enterprise geographic database and technologies related to that. But years three and beyond, we generally see that need grow to a level where those two categories split into two separate FTEs.

CHAIRMAN MONTROYA: Actually I had a question. Are there any questions before I - Commissioner Anaya.

COMMISSIONER ANAYA: Mr. Chairman, are we getting this presentation because the County's looking at doing something like this, or we're already in the process of doing something? What exactly is going on here?

MR. FARMER: That's a good question and it's a bit of both. The County, again, has done GIS for a number of years and is at a point where the demands for geographic analysis are beginning to be very burdensome on the GIS staff to a point where members of the GIS staff are essentially not able to stay up with their core duties. In addition to that, there's a recognition that because of the staffing pressure that's been on County personnel lately, there's an opportunity through these systems to introduce some efficiencies to alleviate some of that burden.

COMMISSIONER ANAYA: So basically you're asking for about \$600,000 for these five years to operate this and bring this into the County so that we can update ourselves.

MR. FARMER: Sir, I'm not necessarily asking for that, although as a professional services firm, if you're offering it we'll take it. What I'm here to do is simply present the findings of the inception study that we were hired essentially to perform, to give the County the information needed to make a decision as to whether or not the County wants to move forward with enterprise GIS implementation.

COMMISSIONER ANAYA: Okay. Thank you. Thank you, Mr. Chairman.

MR. GONZALEZ: Mr. Chairman, Commissioner Anaya, we have an existing GIS system but as the County has grown and our needs have grown, it's clear that we're not keeping up with current technology. So we asked them to come in and to do an analysis of our system and recommend some solutions so that we could take the next steps in terms of being able to integrate all of our GIS systems, make things work more

effectively and efficiently, and to provide us with a plan that would get us there. So that's what they're presenting us, the plan that we asked them to prepare for us.

COMMISSIONER ANAYA: Okay. Thank you.

CHAIRMAN MONTROYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: Two things come to mind. Two questions. One is I think the most practical experience that the Commission has had in dealing with GIS or lack thereof is in our recently completed Regional Planning Authority plan. That's a land use plan that we did in conjunction with the City. In that plan we found that we had one person who was an executive director who fortunately happened to be fairly agile with the computer and in arm-twisting people to get data out of them. But what we found was that we didn't have mechanism of accurately projecting future growth, where it would go. We didn't know - we didn't even have a summary of all the subdivisions that were being proposed and how many houses were in those subdivisions. We didn't know how much water these subdivisions would generate. We didn't know where the growth would occur. We had a myriad of questions that this particular individual had to go to some City agencies, to some County agencies and created this entire database for the Extraterritorial Zone, where the majority of the growth is going to occur.

So we spent more than two years on that study, the majority of which was creating the database for it. So my question is does this tie into that database or is this something else?

MR. FARMER: This ties absolutely into that database and takes advantage of that investment that's already been made. Sir, in addition to that, an enterprise system - you said some key words there. Having to go from agency to agency to collect and consolidate different data sets, different pieces of information is exactly why an enterprise GIS is valuable. Because enterprises GIS systems have the ability to consolidate and present that information to an analyst in a single view. The value, I think you can see, is instantaneous, if those systems are implemented properly. This is the first step, this inception study that we've gone through to identify those systems that are important to County personnel and to the analysts that probably responded to a lot of those questions and performed the analyses that you referred to.

COMMISSIONER SULLIVAN: I don't know what platform that was on, other than that one employee's computer. And I don't know whether it was under ARC-INFO or whether it was under AUTOCAD or what it was. But I'd certainly want you to look at that because that's the most - that's the largest and most significant study that we've done that has relied on great amounts of data and then great amounts of projections of where those trends might take us. So I'd certainly want, in your report, you to look at that, because I have a sneaking sense that that's not being kept current and not being updated because that study was completed a year ago and I just fear that we're losing - that individual is no longer with us, (a), so we've lost the person that's most immediately familiar with that particular database, but (b) all that investment I'm concerned is being lost and not communicated into whatever new system we may decide to use.



So that would be one thing. If you haven't looked at that in the study then I would want some specific recommendations on what we do with that data.

MS. MILLS: Commissioner Sullivan, during the course of the interviews Darren did speak with the regional planner and did get the information from her about her work here. That project is a perfect example of why we need to move forward in a different fashion. She was using software that we all use, all of us who interact with the GIS. But we were unable to reintegrate her work back into our database easily because of the problems in the system that Darren's tried to point out. I have all of her Shade files, which is a format for these files, myself, in one of these stacks or silos that Darren's referring to, that at the moment isn't able to talk to the rest of the system. So I think at least on our end, we have a clear understanding of the value of that work that was done and our frustrations with not being able to take full advantage by reintegrating that work at this point. Although it hasn't been lost.

But we don't have the ability to easily reintegrate that into the system at this point. So that's exactly what he's addressing. If that helps.

COMMISSIONER SULLIVAN: That's what I was afraid of. So I guess what I'd want to see is some specific recommendations on how to do that with specific reference to that either as an example or a pilot project or whatever you want to call it because that took a lot of sneaker work to get that data assembled from paper data into file data. And then to try and manipulate it. That data has to be saved and has to be usable. We've just hired a new executive director for the Regional Planning Authority, a new regional planner – correction, not executive director. And that regional planner is going to want to sit down in front of some computer and call up some software and be able to work with this data because that's the basis on which we based our whole regional plan.

So I'm not at all encouraged at what I'm hearing in that regard. So I would hope that you'd have some specific suggestions on how we would do that.

The other question, Mr. Chairman, that I had is how does this database, this GIS locational database, interact with our Fire Department and EMT and emergency folks. Do they use this or do they use something different?

MR. FARMER: Well, right now, they use the same software platform. They use the same GIS now for the dispatch system I'm not sure – Erle, do you want to respond to that?

ERLE WRIGHT (GIS Coordinator): Mr. Chairman, Commissioner Sullivan, they actually do use the same data sets that's prepared by the 911 staff. They use a slightly different software but it is based on the same core technology of the ESRI products that Darren described. So they do have access to the data sets and it is the same data set that the entire County has access to.

COMMISSIONER SULLIVAN: I'm talking about the RECC, the Regional Communications Center.

MR. WRIGHT: Right.

COMMISSIONER SULLIVAN: So when someone calls in and says there's

a fire at such-and-such a place, how do they pinpoint that? Do they go into the County's database system to do that, or do they go into some other software that they have at the RECC?

[Commissioner Vigil rejoined the proceedings.]

MR. WRIGHT: They actually do not hit the central County fileserver because it's one of the things in setting up a dispatch center is you have redundancy, so each of the dispatch stations has it's own software that is totally independent of any network. They do have a mapping program that has the same County data. We provide updates to them. At this point it's been quarterly and we're looking at about a monthly update of the 911. But they actually have a software, and again, it's a GIS software based on the same components that we use, software components that will actually go right to the call. It will literally zoom the digital map right into the origin of the call.

Now that they're gearing up for phase 2 wireless, they're actually able to do it with cell phones as well. They're actually getting a lat/long coordinate and the calls are actually showing right up as to their precise location. So they don't use the same software but they do use the same data and this is really what Darren's getting at in terms of enterprise GIS. It's getting everybody essentially looking at the same page, the same data set. So in a nutshell, they look at the same data but use slightly different software.

COMMISSIONER SULLIVAN: I don't know what to suggest with that because the RECC is a separate entity. It's an entity that's managed both through a joint powers agreement with both the City and the County. So they hire their own personnel and they buy their own software, but I would be concerned about spending \$600,000 for software that was a different software than was used by the RECC. And I don't know if it is or isn't.

MR. FARMER: Sir, the response to that is each department potentially, different departments are going to have different needs in terms of accessing and manipulating their data. What software they use, in my professional opinion, is less the issue than the fact that they're all working from the same data. The RECC and any sort of dispatch and emergency services agency are going to have different applications needs than the Planning Department, than the Clerk's office. So each department and each user category is going to have different application needs. The key to enterprise GIS is ensuring that they're all making decisions based on the same data and the same information, and that locations are represented the same, that addresses are represented the same.

Because really what it boils down to in county government is: Where is it? That's the key. All of the other information, all these data tie in some way directly to Where is it? And that's why GIS and enterprise GIS is really the tie that binds the rest of the information systems together.

COMMISSIONER SULLIVAN: Thank you.

CHAIRMAN MONTOYA: Regarding that silo system we were talking

about. Is this its own program that any other system – the County cannot access this data, this information. This is going back to the question that Commissioner Sullivan asked.

MR. FARMER: The architecture that we are proposing is a means of getting away from that. It's an integrating technology that allows those data silos, those independent data collection mechanisms and those independent applications to work together.

CHAIRMAN MONTOYA: So right now, we don't have that mechanism.

MR. FARMER: Right now you do not have that mechanism.

CHAIRMAN MONTOYA: Okay. That's my question. Then in terms of this five-year plan and the point of purchase, where is the point of purchase in that five-year plan? At the very beginning?

MR. FARMER: We recommend that a five-year plan be adopted but that projects be initiated sequentially and iteratively so that it doesn't need to be – you don't need to write a check for the full amount. It can be broken up into projects and funded on an annual basis. Does that answer your question?

CHAIRMAN MONTOYA: So it's spread out throughout the five years?

MR. FARMER: Yes, sir.

CHAIRMAN MONTOYA: Is that a good way of implementation? It's going to take five years until we have an integrated enterprise GIS?

MR. FARMER: No, it is a good means of implementation because any plan that goes beyond about six months is going to change. That's been my experience in this in the IT industry. Having a five-year plan gives us that target and gives us the target to work for. But again, any sort of strategic plan needs to be revisited and evaluated on a regular basis. Needs are going to come up that influence the priority that's placed on different applications. Needs are going to come up that influence the priority placed on development of new data sets that are to be included in the geographic information system.

So setting up a five-year strategic implementation plan and then executing that plan and reviewing that plan iteratively in our experience are the best approach.

CHAIRMAN MONTOYA: Is this study part of the five-year plan?

MR. FARMER: This study constructed the five-year plan. The five-year plan that we are presenting begins next fiscal year.

CHAIRMAN MONTOYA: July 1 of 06.

MR. FARMER: Yes, sir.

CHAIRMAN MONTOYA: In terms of the staffing, you're recommending a coordinator immediately. Is that correct?

MR. FARMER: Yes, sir.

CHAIRMAN MONTOYA: And then in addition to the coordinator for year one, an additional FTE?

MR. FARMER: Yes, sir.

CHAIRMAN MONTOYA: So that would be two. And then two more FTEs, year three and above?

MR. FARMER: one more.

CHAIRMAN MONTOYA: One more. Okay. So it would be a total of three, not four.

MR. FARMER: And sir, it's my understanding that that GIS coordinator position is actually not going to be an FTE, but an existing FTE position is going to be utilized to fill that need. Is that a correct statement?

MR. GONZALEZ: That's the direction we're headed towards, Mr. Chairman, Commissioners.

CHAIRMAN MONTOYA: So we have existing personnel that could assume this role?

MR. GONZALEZ: With respect to the coordinator we believe so and we'll have to look at the additional FTE. They've divided the plan into five-year chunks because that makes it more digestible but also it doesn't make sense to try and throw everything into the mix at one time. You've got to phase how you construct your system and make sure that you integrate all the departments and the pieces that you want to connect to the system. So basically what they're saying is you've got to start out, you have to create your base and then decide as you go along year in and year out what additions to the system you need to make in a way that makes sense so that you continue creating this relational database.

Right now, the way our platform operates, because of the way we've acquired our data and constructed our data we have all these layers in the GIS system but they don't talk to each other. They're not interconnected. So that's what makes it difficult to call up information for a specific location and find out exactly what's going on in that location. Did I get that right?

MR. FARMER: That's it.

CHAIRMAN MONTOYA: Now, I know that the Assessor has his idea of how this could work. Does this five-year plan or whatever is being proposed include those thoughts?

MR. FARMER: Yes, sir.

CHAIRMAN MONTOYA: And they're compatible with everything that you're recommending here?

MR. FARMER: Yes.

CHAIRMAN MONTOYA: Okay. That's all the questions I have. Any other questions? Okay. I think this is definitely the direction we need to head in. In terms of the – I guess I do have another question. They budget – what's being done to work on in terms of making this a priority to begin the next fiscal year.

MR. GONZALEZ: I'll let Roman speak for the Finance Department but from a strategic planning standpoint, this is one of the primary items that's come up as we've gone through our strategic planning process and has been identified as a piece of making a Countywide data system or information technology system that works. So the thought has been that as we move through the strategic planning process we begin to work

the results of that project into the budget for the coming fiscal year. If you'll notice, the way it's been divided up, we're taking bites out of that total \$600,000 cost for implementing the system, the first year is the biggest hit which is roughly \$150,000 I think we're estimating. After that it tapers off to about \$110,000 in each of the subsequent years.

So we just need to take a look at how would we fit that initial \$150,000 bite, roughly, into the budget for next year. Roman, do you have any thoughts on how we're going to do that?

MR. ABEYTA: Mr. Chairman, I would just add that we're concluding our budget hearings this week with all the departments. That will give us a good idea of what our baseline will be going into the next budget year. We will have a study session sometime now in May with the Commission where we talk about the findings of the budget hearings, what our baseline is and then talk about new projects and new growth, new building blocks. This will be included in that list.

CHAIRMAN MONTOYA: Just for my clarification, that \$600,000, does that include the personnel or is that just capital?

MR. FARMER: It's just capital. That did not include the personnel.

CHAIRMAN MONTOYA: So the \$150,000 for year one is just capital.

MR. FARMER: Yes.

CHAIRMAN MONTOYA: Okay. So we need to figure \$150,000 plus an additional FTE.

MR. GONZALEZ: And we do have the additional FTE somewhere on the list that we're looking at for the next fiscal year but as you know, we're looking also at phased implementation in order to make sure we manage the budget.

CHAIRMAN MONTOYA: Okay. Thank you.

MR. FARMER: Mr. Chairman, Commissioners, thanks for your time.

CHAIRMAN MONTOYA: We have two more presentations. It's going to take a minimum of an hour. What are the wishes of the Commission?

COMMISSIONER ANAYA: Mr. Chairman, there's some people in the back there that have been waiting here all morning for the next item. I'd like to continue and get this over.

CHAIRMAN MONTOYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: That's fine with me.

CHAIRMAN MONTOYA: Commissioner Vigil?

COMMISSIONER VIGIL: I'm willing to stay with this, but I don't see Mark Sardella. Oh, there he is. Okay. In the corner. I'm willing. Can we take a five-minute break? I've been in executive session, Mr. Chairman. I apologize for not hearing all of the information you have but I know - I'm familiar with it in concept just by speaking with our County Manager, our Deputy County Manager and I'm glad that this was part of a task that we've undertaken. But I agree we should keep going.

**VII. J. Santa Fe Metro Highway Corridor Overlay District Ordinance Presentation and Update (Planning Division)**

JACK KOLKMEYER (Planning Director): Thank you, Mr. Chairman. Good afternoon. I'm Jack Kolkmeier, Planning Director for the County. We'll try to move through this pretty quickly. I think mostly what we've encountered with the Highway Corridor Ordinance, the portion outside of the county is quite frankly not working in the way that we had envisioned it when we started. And in part, that's because of issues that have come up with annexation and we're going to run through a couple of slides here to show it to you in just a little bit of detail.

But let me just state right up front what we think the issue is so it's real clear as we go through this discussion, is that we think at this point we not go forward with the Highway Corridor Ordinance as it has been drafted and that we need some other course of action, and that we'd like to take some additional time to figure that out and kind of go back to the drawing board. The reason for that, it's pretty simple. One is the original Highway Corridor Plan was done in April of 1999 and it was done not really in a style that we view highway corridor, community or district planning in the county, it was an entity that was composed of City Councilors and Commissioners and people they appointed to a committee that went and looked at the area of 599 and I-25. That plan was adopted in 1999 and then nothing really happened to it until the EZ portion was adopted, an ordinance was adopted in 2003.

So we have the plan adopted in 1999 and a portion of it for the EZ, and the map that's up there, it's pretty clear that you can see how that works out. And then we didn't do anything after 2003 for a while -

COMMISSIONER SULLIVAN: Mr. Chairman.

CHAIRMAN MONTROYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: Excuse me. It's not too clear to me from looking at that map. Could you explain to me -

MR. KOLKMEYER: We're going to explain it to you in detail. Robert's going to go over all the pieces of it for you. I'm just going to do a couple of introductory things here first of all. We'll take it piece by piece so that we'll all understand.

After 2003 we didn't go forward because one of the things that we wanted to do was look at the Redevelopment District. We did an economic development study for that. We went in and did land use and existing conditions study for that and that took a year, a year and a half for us to do that. And then as the annexation issues continued to move forward, there became more and more concern about how far we should take the Highway Corridor Overlay Ordinance draft that we had put together.

Most importantly, what we didn't do and what didn't actually even occur during the adoption of the Highway Corridor Plan or the EZ ordinance, we conducted no community meetings like we do when we do community planning. And we didn't do one until last month when we went to a meeting with the residents along the frontage road and we had

well over 100 people in attendance at that meeting. And this ordinance took everybody pretty much by surprise and perhaps the most important thing that came out of that meeting was – there were two things. One, the setbacks as they were designed, particularly for 599 had no relevance to the existing conditions, the existing uses, both residential and commercial, what were there along the frontage road. And secondly, the other point of that whole Highway Corridor Ordinance is it's aesthetics that are laid out in the design standards and again, the residents of that area were really vocal about these aesthetics did not apply to them.

And third, what was added was the residents of that area in particular, and I say the frontage road, that's the area on the other side of La Cienega between the La Cienega exit and 599 and I-25. One of the other important things that they communicated to us is if there were any issue that we should be addressing there and dealing with is that area should be a mixed-use area, and that did not fall under the purview of this plan either.

So Robert's going to run through the districts with you real fast and let you know specifically what the issue with each of those geographic areas is and then we'll come back and have a discussion with you. We have an idea of what we'd like to do next but we'd also like to get some feedback from you. Robert.

COMMISSIONER VIGIL: Mr. Chairman.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: Jack, I have a question. Is this the only Highway Corridor Ordinance we have? Are there others?

MR. KOLKMEYER: No, we have the 285 South.

COMMISSIONER VIGIL: Which is Eldorado.

MR. KOLKMEYER: Out in the Eldorado area. The Arroyo Seco Community Plan ultimately ended up being a corridor plan in and of itself. But this was the only other piece that we have.

COMMISSIONER VIGIL: Okay. So I guess I need Robert's presentation to understand the length and parameters of this plan.

ROBERT GRIEGO (Senior Planner): Mr. Chairman, Commissioners, I'm not sure it's necessary to go through the whole slide show but I wanted to address Commissioner Sullivan's concern about what the existing highway corridor is so we'll show that on the last slide here. As Jack indicated, we held a public meeting out in the community in March. One of the things that we determined was some of the standards that were out there are not necessarily applicable for the existing subdivisions that are out there. There's many existing subdivisions including Valle Vista and the Carlson Subdivision within that area, which is right within the highway corridor district.

So that was one of the issues that – it's not consistent with the existing conditions in the area. Another issue is there's been many existing plans which have already been approved for non-residential uses in the county, especially in the commercial gateway sub-district. And then the issue with regard to annexation. The City's annexation plan, which was adopted in February includes portion of the Highway Corridor Overlay District. The

City is also in the process of enacting a Highway Corridor Ordinance for the entire Santa Fe Metro Area Highway Corridor. That's going through their committees at this time.

The main items in the highway corridor are setbacks, required setbacks, desired setbacks and design standards. Many of these issues regarding setbacks and design standards are already included within the existing County Land Use Development Code. The Highway Corridor Plan standards, numerous properties in the La Cienega Corridor Sub-district are entirely within the proposed setbacks, which there's an exemption in there for those properties, but it raises some other issues with regard to other properties which are adjacent to the properties that are completely within the highway corridor district required setbacks that require standards for the required setbacks for the adjacent property owners. It does raise some consistency issues there.

The residents at the community meeting expressed some pretty strong opposition to the proposed standards in regard to both the required/desired setbacks and the design standards. The Highway Corridor Plan standards, if we can look at the map that we showed earlier, the north side of the I-25 is within the La Cienega Community Planning Area. That area did not incorporate the highway corridor standards.

Other issues here, the area on the northern portion of the highway corridor, the area in gray there, and I'm going to try and use this laser pointer here, is within the EZ. The highway corridor goes all the way along 599 here and this part here is already included as part of the EZ. So the northern portion of the scenic corridor sub-district has areas that are right outside of the EZ area where there are already standards in place here. So we're going to come forward with an ordinance for portions here, and then there were several properties that were excluded from the highway corridor up here. So that's somewhat problematic in the sense that it's hard to enact an overlay district on areas that are kind of just sitting out there on an island.

Other issues include what we're calling the scenic corridor south here, some of this area is proposed for annexation by the City on both sides of the highway actually. The airport is right along – so within this area here, this area here is part of the City's airport – and they're proposing annexation for that, and some of this area down here, they're also proposing as part of their annexation for phase 1, and then they have this whole area down here all the way to 599 as part of their annexation for phase 2. In addition, the County Land Development Code already requires subdivisions to be set back 100 feet from the right-of-way.

Going down to the commercial gateway district, as I mentioned, part of this area here is already going to be part of – or it's scheduled for phase 2 annexation by the City. This area here, the area north of I-25 was not included for the setbacks. We included this area because the community planning area for La Cienega came up with their own plan, so that left us with the southern part of I-25. So we included the commercial gateway here as an important piece, although it wasn't part of the original commercial gateway, that is a major commercial node. 599 and I-25 is a major commercial node within the county.

So getting to the La Cienega sub-district here, we have these existing subdivisions.



There's Valle Vista and there's the Carlson Subdivision and a couple of other subdivisions all along there. Some of these properties are completely within, as I was mentioning earlier, within the required setbacks.

The average setback, we did a land use analysis and we showed some of the averages for both residential and commercial in that sub-district would be well within the required setbacks which we have at 275 feet. The average setback for that area is 119. So we want to look at some of the options. We could proceed with the Highway Corridor Plan as it's proposed. We can proceed with portions in the Santa Fe Metro area of the highway corridor which would maybe include that commercial gateway area, and we could also consider other larger planning options which might include problem identification and strategies for addressing community concerns. We noted that at our community meeting. Also we could discuss issues with existing residents and large property owners to consider unique planning areas, new planning areas is what we're talking about there.

So this is the last slide here which shows this is the adopted EZ Ordinance, so this is the map for the highway corridor that was adopted with the EZ Ordinance. So I'm going to go back to that last slide.

COMMISSIONER ANAYA: What year?

MR. GRIEGO: 2002.

COMMISSIONER VIGIL: Could you go back to that and just say where does it start? Is it 599?

MR. GRIEGO: The area that we're talking about for – the area within the EZ is that lighter gray area; the dark gray area is within the City of Santa Fe. So this is the remainder of the highway corridor that was left, and that's what we've begun the highway corridor to include the remainder of the entire Santa Fe Metro Area Highway Corridor.

COMMISSIONER VIGIL: So Robert, I guess the southern part of that, is that Airport Road, or the intersection of Airport Road and 599? How far into Highway 14 does this corridor go?

MR. GRIEGO: Mr. Chairman, Commissioner Vigil, the entire Santa Fe Metro Area Highway Corridor Planning Area is 15 miles and it includes the whole of I-25, and here's 599, there's Airport Road right there, Airport Road/599 and there's 599 all the way through. So the EZ covered this whole area over here. So it kind of left us with something that doesn't make a whole lot of sense to enact design standards for an area outside of the EZ. We were going to plan this area separately as part of the Redevelopment District. This is an area that the City is actually going through an annexation process for the airport right now and the wastewater treatment plan. Then they're proposing to annex some areas here and along here.

CHAIRMAN MONTOYA: Commissioner Vigil.

COMMISSIONER VIGIL: So the entire corridor, my understanding is, that it goes all the way down to low La Cienega corridor right there. So where are we here? Is that I-25 right there? Or is it Airport Road into La Cienega? It's I-25 because it's a highway corridor, but how far into it.

MR. GRIEGO: This is I-25 all the way through the city. The entire highway corridor, if we go back one we can see where the entire area is. The City hasn't adopted the area for within the city limits. So the City hasn't enacted to ordinance but they're going forward with an ordinance at this time to include both the city portions of the EZ and the areas outside of the city and outside of the EZ. I'm not sure if that answers your questions on that.

COMMISSIONER VIGIL: So let me summarize. This highway corridor starts from the Espanola exit on 599 all the way down to the La Cienega exit, correct?

MR. GRIEGO: It includes portions of I-25 all the way up through -

COMMISSIONER VIGIL: So right there is 599 and -

MR. GRIEGO: This is the area within the EZ where there is already an ordinance in place for. This is an area, these are the remaining portions outside of the EZ but they are well away from 599. Here's 599 and that's the area that we're talking about there. That's the area we're calling the northern scenic corridor sub-district. So they're kind of like areas outside of the EZ - there's no required setbacks in that area, there's no desired setbacks. There would only be design standards that would be applicable for those areas.

COMMISSIONER VIGIL: Okay, Robert, follow me. So this is all still 599 where I'm pointing, right?

MR. GRIEGO: Yes, Commissioner.

COMMISSIONER VIGIL: And right here is the intersection of Airport Road and 599. What is this?

MR. GRIEGO: That's I-25 and 599. So Airport Road and 599 would be this area right there.

COMMISSIONER VIGIL: Okay. Great.

MR. GRIEGO: And that's the Redevelopment District area.

COMMISSIONER VIGIL: And where is Highway 14? Why do we get so many phone calls from there?

MR. GRIEGO: Okay. Here's 14 and that's where our issue was here. Here's Highway 14, here's I-25, and this is the Valle Vista Subdivision. We've probably fielded, I would guess, at least 50 phone calls from Valle Vista residents specifically. In addition there's also other residents here I guess who have some relationship to State Road 14 within these other subdivisions here.

COMMISSIONER VIGIL: Okay. Thank you.

CHAIRMAN MONTROYA: Commissioner Anaya.

COMMISSIONER ANAYA: Robert. I like the third option. I didn't know this was going on until I received a bunch of phone calls. And we need to include the residents in that area. My question is, in the La Cienega portion of it, the green line - what is that?

MR. GRIEGO: The green line, the dark green line is the required setback. The lighter green line here is the desired setback.

COMMISSIONER ANAYA: Now, what if they build in the setback?

MR. GRIEGO: If this ordinance were in effect they would not be allowed to within the required setbacks.

COMMISSIONER ANAYA: So right now it's not in effect?

MR. GRIEGO: No.

COMMISSIONER ANAYA: So are we directing people that are coming for permits to not build in that area?

MR. GRIEGO: Mr. Chairman, Commissioner, the Highway Corridor Plan is only a plan. The ordinance is what would force them to do that. So it's my understanding that as a plan it does not have the effect of requiring property owners to meet the policies in the plan.

COMMISSIONER ANAYA: My question is, are we telling people not to build in that area right now?

MR. KOLKMEYER: Mr. Chairman, Commissioner Anaya, no, we are not.

COMMISSIONER ANAYA: Okay, good. I heard that we were and I've heard that we're making them build not in that area because this plan is in process and it's coming forward. But we can't do that.

MR. KOLKMEYER: We cannot do that. There was an issue with a project, a commercial project that was developed up in this area here where it was recommended that they follow the design standards for the plan. That was done quite some time ago. I'm not sure of all the history of that one. That was the Bugatti project. We'd have to check with Dolores on that one. But since that point no one has been told, to my knowledge, that they have to follow the standards for this plan, particularly anybody along this corridor right there.

COMMISSIONER ANAYA: Okay. That's my question, and like I said, Mr. Chairman, I'd like to see them follow the third option they brought forward to include the residents in their meetings and the plan process. Thank you.

CHAIRMAN MONTROYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: Mr. Chairman, I think we need to include the residents also in any ordinance that we adopt, particularly when there's been changes over the years. I'm concerned, however, that we throw the baby out with the bathwater and we don't – certainly there are commercial developments over the years that have sprung up along the I-25 corridor in the La Cienega area, but I don't think that we want to encourage those to be fronting right on I-25. I think that what we've dealt with and what we've seen in that area, and I'm talking about that big trapezoidal yellow area down in the lower part of the map there, along I-25, is that we don't – that area that fronts along I-25, what we've seen is requests come in and when they come in they have to go through the node system, since they're not yet a part of the highway corridor then the applicable County ordinance is the node system, is the commercial 500-foot node or 1,000-foot node, depending on what size you are.

So what we've seen happen is that we've seen requests come in and some be

approved and some not, some to have commercial development within those nodes and some not. So unless we make a statement as to what is and isn't acceptable, we just end up with sprawl all the way along that corridor. And that's the problem with the existing ordinance is your default, what you default back to is that node concept which the County threw out years ago but still haunts us in certain areas of the county.

So that's one point that we need to think about when we're looking at this. Another point is I don't know how much of this – this is the first I've heard of this is reaction to the City's annexation. We are moving forward with the RPA on the annexation issues. We've agreed to hire a regional planner. We set a timetable at the RPA meeting last night. We talked about a nine-month timetable to deal with that. So I think we're making some projects on mutual decisions on the annexation. I'm concerned that we're not just reacting to just in front of the train first here.

The other point is that the setbacks in the highway corridor, as we all remember, were based on noise corridors, noise contours. And those are applicable throughout the corridor. So I think if we want to say that that is or isn't a good idea we maybe need to study the philosophy of that noise ordinance to say whether, a) do we want to have these zoning requirements based on noise, because from my discussions with people who were on the Highway Corridor Committee, and that was before my time with the County, is that they found it very hard to analyze visual aspects to say – they started off I think, from what I'm told, we're going to build this corridor, we're going to build this bypass route, and it's going to be all junked up with gas stations and convenience stores and gosh knows what throughout the whole corridor. How do we prevent that from happening? It was a visual issue.

And as they got into the study they found that it was just very difficult to quantify what that means visually, what kind of visual scene do we want and how much land should that encompass. What they finally came up with was that one of the ways that was most defensible was to set it on the basis of a noise corridor, because noise and the vision worked together in terms of how you're impacting new homes and new developments. So that's what they did. Again, all that was before my time, but they were advised that that was the most defensible way to set a zoning limit.

So if we want to go to something other than noise contours, and we just want people to say, I want to do whatever I want to do with my land, I think we have to have an alternative. I don't think we can go to public meetings and just say to people, tell us what you want to do with your land. I think we have to first do some of our own homework and say we're either going to throw out the noise corridor concept, and if we do, what are you going to propose in its place?

The Highway Corridor Committee couldn't come up with anything else, but maybe we've got a better idea. So I'm concerned that we jump into this with public comment before we have an alternative strategy.

MR. KOLKMEYER: Mr. Chairman, may I respond?

CHAIRMAN MONTROYA: Sure, Jack.

MR. KOLKMEYER: I will briefly. Those are really good points, Commissioner Sullivan, and I think as we go back over time, I think one of the things that the residents communicated to us, they don't know all the regulations and they don't see it that way. All they see is that there are things allowed in one spot and then in another and not in another. But it's giving the impression to the residents who live there that this is a mixed-use area. And I think that one of the things, maybe that we really need to go back and take a look at is if in fact that's correct, if it is becoming a mixed-use area then you're absolutely right. We need to do a little bit of homework and kind of relook at a strategy for that.

The other thing that's happening there that we didn't know this and think about it when we did this six years ago, but there are relationships here now that are very different than what we noticed before. We noticed that there's large vacant pieces in there that have not been developed yet. Here, this piece, and this piece here. These are all part of Bonanza Creek Ranch, a huge area in there. Now, we know that the property owners of the Bonanza Creek are now starting to ask us, well, what are their options? What can they come forward and do? What rules do they operate under? And they have not only a relationship to the frontage road here because their property abuts right up to that frontage road in two different places; they also have a very significant relationship along Route 14. And of course the Community College District comes to here, to that line here, and then on the other side of the road there's all this Rancho Viejo piece that sits out there.

And again, your point that maybe we come up with some other suggestion/alternative for setbacks and some of these other things, but maybe that thinking needs to be - we need to relook at a whole relationship of geography and roads that is very different than when we started with the highway corridor. And the thing about the noise setbacks, your final point there, that really stood out as we moved forward with this is that in the setbacks, there's a 275-foot setback proposed by the Highway Corridor Ordinance as Robert pointed out. Most of the development along there is already in that corridor and the setbacks range from anywhere from ten feet to 125. So for us to come in and say to a person, well, they've set back 25 feet and you're next to them and you've got to set back 125 feet, that doesn't start to really make any sense.

Again, I think that's where we need to go back to the community, to the members, and sit back down with them and try to make some sense out of this if there does need to be a setback, why and how should that then be considered in relationship to how we would like to proceed forward with setbacks. Also in the course of the meeting, it wasn't just setbacks and design standards, there were a whole lot of other issues that came up about building permits and not getting things done in a timely manner and a whole lot of other things.

I don't quite know what to suggest yet, whether this is a new district that maybe we create and then it's broken up into neighborhoods that front on different roads or different streets. I think you're right Commissioner Sullivan, we kind of need to go back to the drawing board, at least for this portion. And then the other pieces that are there, just to

address your annexation question for a moment, the conundrum that we found ourselves in is, well, why should we go – we’ve already done planning for this area for two years and sometimes even longer, and if you’re going to continue and it’s going to be annexed, then does all work get incorporated into what the City does. And then there’s the RPA plan. It’s kind of confusing to know what we should do at this point.

We’re happy to go forward, but if it’s going to be annexed and the rules are different then I don’t know if we want to spend our time doing it that way. So just a couple of comments to your suggestions, Commissioner.

CHAIRMAN MONTOYA: I just have a couple of questions and then we’ll go around the second time. You referred to the City annexation plan that was adopted. Is that the one that’s being proposed?

MR. KOLKMEYER: Yes. That’s the recent one that – I believe that those of you that are on the RPA got a copy of that at the last meeting. It divides it into phases, phase 1 and phase 2 and phase 3, I think are the three phases.

CHAIRMAN MONTOYA: It’s the airport and the wastewater.

MR. KOLKMEYER: Well, that’s part of it that’s already – because there’s some annexation requests for the Howell property and some other pieces that the City wants to bring in. That’s already moving forward. But the other parts of their annexation proposal includes this piece right here, on both sides of that, and then this is in phase 2. This is a further out portion of their annexation strategy. But if they’re going to take the airport piece in and then portions of the Redevelopment District and this, and again, that raises the concern that we have is who should be doing the planning for this area? Does that answer your question, Commissioner?

CHAIRMAN MONTOYA: Yes, so actually it’s including the commercial gateway as well?

MR. KOLKMEYER: In a future phase, phase 2. Yes. And that’s mostly because of the utility situation that’s there right now. This isn’t all able to be serviced by some of the existing City infrastructure.

CHAIRMAN MONTOYA: That commercial gateway, is that an individual owner that owns that property?

MR. KOLKMEYER: There’s a number of them here, but again, back to Robert’s point, there’s a number of already approved master plans. There’s the Komis property, there’s the Pearson property and then there’s a couple of others in there. So again, if they’re already approved and they’re following the existing Code, again, back to the node concept, and they’ve already been approved, that doesn’t again seem to us to make a lot of sense to come back and overlay this on top of that if they’ve already been approved.

And then that commercial area goes back pretty far again, and if this is a commercial gateway, a number of those properties back there are residential. There’s some large vacant pieces still back there. But again, there’s a lot of residential in there and we think that if we were to, for example, choose to focus on the commercial gateway district,

if we should focus on that as what we're concerned about in the future, then we would want to reconfigure that boundary too.

CHAIRMAN MONTOYA: Okay. And then my last question is what were those properties excluded? Those triangular-shaped properties?

MR. KOLKMEYER: The ones in the north?

CHAIRMAN MONTOYA: Yes. Why were they excluded?

MR. KOLKMEYER: They haven't been excluded. These two right now are existing portions that were part of the original highway corridor plan, but they fall way outside of the highway and outside of the EZ. Our concern here is again that the Code that already exists would cover them for design standards and it doesn't seem to be fair to put highway corridor standards on them because they're so far back from the highway. However, there were two pieces in here that were excluded. This piece right here, and then this piece, which actually it stems further down to the south, and those are Baca properties and they were excluded when we passed the Highway Corridor Plan back in 1999.

CHAIRMAN MONTOYA: Okay. Thank you. Commissioner Vigil.

COMMISSIONER VIGIL: I think we can move forward with this. I'm hearing a consensus with regard to going out and doing some planning with the communities. I think the annexation issue, I just have a couple of questions. You said that the City is currently working on a Highway Corridor Plan themselves? What are the parameters of that plan? Do we know?

MR. KOLKMEYER: Mr. Chairman, Commissioner Vigil, yes, we do. They're moving forward with a Highway Corridor Ordinance based on the EZ ordinance that was already adopted. Now, it's kind of interesting because they're proposing a Highway Corridor Ordinance for areas completely outside of the City. That ordinance, if they adopted that would have no effect in the county. When we've asked them about that, their response to us has been, well, we want to do that so that when we annex these areas we'll have an ordinance in place. So again, that's been a very kind of odd situation again where we're doing an ordinance for our jurisdiction and they're proposing an ordinance that's not in their jurisdiction and it comes back to this issue again of annexation and apparently they're planning to moving forward with annexing those areas and therefore, the same question that we asked them, why should we go forward with this?

COMMISSIONER VIGIL: Through the Metropolitan Transportation Policy Board there's an RFP that has gone out for a study for an interchange on 599 and I think the information we actually get from that study is going to be critical to this. This is my position. We already have a guideline with our current plan and I think we probably have at least a head start starting point with going forward with the plan as it is against the City. No one can lose if we engage the communities in the planning process, whether the City annexes or the City doesn't annex. My belief is that there are communities, and I think all the Commissioners here heard from many community members who really did not have a clear understanding of what the purpose of this plan was or how much authority it held and were very concerned about setbacks, easements and loss of their property.

Unless we're out there as planners, answering questions and providing the guidelines for a future plan, I don't think that that appeasement occurs. My feeling is that irregardless of the current City's proposal for annexation, most of the focus is going to come for annexation on RPA and I think one of the advantages we have over the City is that we have excellent planners who are out there and have a process in place. Part of the problem the City does have is that many of the decisions that were made for development were not planned and I think the advantage we have is we're planning for it.

So I'd like to see us move forward. We've been able to work on this Highway Corridor Plan before. I'm very surprised that it's not adopted into ordinance. I don't know why that happened. Neither here nor there in my mind anymore. We need to move forward and get the communities engaged and start looking at this in terms of - because we are going to find as you propose, Jack, that the needs and issues for each section of this highway corridor are going to be very different and perhaps the only way those can be addressed is through the planning process.

JMR. KOLKMEYER: Commissioner Vigil, we're really agreeing with you and I think that also if we really dug into this a little further and we included Bonanza Creek in some of the discussions and some of the other property owners in there, we'd probably find out a whole lot of other things that we're not aware of. Quite frankly, when we did the public meeting out there we tried to make it very clear that this was only a draft and for discussion, but of course when people get this information and when they hear it they think that it's already happening and on there. But it was a very good meeting, actually. It was a hard one because there was a lot of negative feedback towards what we did, but there was also a very, very good discussion about, Look, there are other issues. There's lots of other things that need to be discussed with us and I think we should commit ourselves, like you just said, to that.

But I'd like to broaden it a little bit more so that we could understand some of the other issues along Route 14 here that are also starting to come forward. Because this is basically an unplanned area. That whole triangle.

CHAIRMAN MONTOYA: I'm in favor of that.

MR. KOLKMEYER: Thank you.

CHAIRMAN MONTOYA: Commissioner Sullivan.

COMMISSIONER SULLIVAN: Mr. Chairman, I am concerned with too broad a mandate here. What I'm hearing is that because we're beginning to see sprawl occurring on Route 14, or rather on the frontage road of I-25 we should zone for sprawl and we'll call it mixed use. That's our designation for sprawl, by the way. And I don't buy into that. I think that's the wrong technique. I do think as we come forward with proposing an ordinance that we have to have public input on any ordinance. And I think if it's the staff recommendation at this point, as I heard at the beginning of the presentation, that we dump this corridor plan, that we ought to have a public hearing on that recommendation itself before we move forward. We ought to say here we have a plan. This plan has been adopted by the Santa Fe County Commission. So if our intent is to trash the plan, then I



think the Commission is going to have to do that in a forum that's advertised for that where we have people in the public that are willing to speak for and against that.

I think if we are talking about fine-tuning an ordinance based on the plan, that's different. Now, I'm not seeing or hearing that at this meeting. I'm seeing something much more radical and I have a concern with that.

MR. KOLKMEYER: Commissioner Sullivan, first of all, I did not say that we were encouraging a mixed-use designation for this area. What I said was that the residents were requesting mixed use for this area. What I said was I'd like to go back in and sit down and meet with them and find out what they mean and what their concerns are. We have no real opinion about that yet until we can get in there and do some of the more detailed land use planning that we would like to see. I quite frankly don't know what the solution is or the answer is yet, but I always first go to the people and like to ask them and like to have an understanding of what it is they're proposing. That's what we would like to do in this situation.

Whether this is a radical departure or not, when you go back and you compare the standards that already exist under the existing Land Development Code, Subdivision Regulations, practically everything is already covered. So I think in a sense it is a radical departure because this is a sprawling area. And if we just let things go the way they are, number one, we don't really have an understanding of that area. We don't know what some of the large property owners, even some of the small properties, really what their desires are, what their issues are. And before we could come back and either fine-tune it or adjust it, or we come up with something radically, we quite frankly don't have either the information, the land use information or a correct understanding of the people who live there. I'd like to have a better understanding of that before I proceed to do anything.

CHAIRMAN MONTROYA: Commissioner Anaya.

COMMISSIONER ANAYA: Thank you, Mr. Chairman, and I just want to say that it's kind of difficult to go in after somebody has already purchased a piece of property and had their plans set out for a commercial or a residence that's located within the setback area, and then we come back and say we can't do that. You can't put your house there. You have to put it back here. The way I think this makes sense is if you have a large tract of land vacant, that's the kind of thing, that's where we need to start looking at right now and not going back at those people who have already purchased and already have an established residence or are planning a residence there on these small tracts of land. If we're looking at large tracts of land, then I think that's where we need to focus our attention on. Thank you, Mr. Chairman.

MR. KOLKMEYER: Commissioner Anaya, again, that's a good point for this area because the large pieces of land, part of Bonanza Creek Ranch and then there's some Parker property I think is also in there. The interesting point that you make, the other portion of the highway corridor, along 599, was largely vacant and that's why some of these setbacks and design standards work for those areas, but when we came back to this part - and again, we had done some analysis of this area of course when we started but

when we came back to fine-tune, we didn't realize exactly how many properties there were that had already been built in there.

Again, even so, with the large pieces that are in there, we have to consider how they would fit in between the wedges between the subdivisions that are already there. Do they come in and they do subdivisions like that, or is there some other pattern or technique that we'd like to see? And again I think that's a matter of going back to the drawing board with the residents of that area and the property owners.

CHAIRMAN MONTOYA: Okay. Thank you. Thank you, Jack, Robert.

Sir, do you have a -

BILL SHERNSHOFF: Honorable Commissioners, thank you for allowing me to speak for just a minute. I'm Bill Shernshoff and I have Santa Fe Bronze. I've been out there 34 years. I bought the little piece of property to build my business on and I built a house right behind it. I knew that I was on a highway. The noise is not a factor to me. I knew it was going to be I-25 when I bought the property. This setback business has really got me upset and a whole lot of my neighbors.

We feel like we have enough regulations with the City, the County and the State directing what we can build and where we can build it and what we can do with our property. Eight percent of this state is owned by the federal and the state government. And all of these properties in here are private owned and I don't think you would have a problem if you would notify us when you want to change something here. A week before this meeting in March, the first I heard about this thing and apparently it passed the City in 1999, and I hadn't been notified about it and I was really upset when I came down and picked up the ordinance and saw what was involved with as far as my outbuildings and everything else.

I've got about a half a dozen, dozen employees, it fluctuates. And I'm trying to make a living out there. I'm not a public speaker so you all pardon me. But when the federal government bought the Valle Grande and set it aside to protect it from us and we can't even walk on it now, can't cross-country ski on it. They put \$101 million in it. It should have been maintained on the tax rolls. We're a small state as far as population and with that much of our property being owned by the federal and the state government there's not that much left on the tax rolls and we're responsible for supporting the bureaucracy.

This being a scenic byway here, you can go out in the state and see plenty of scenic stuff. We're trying to make a living. And we don't want, if we buy a piece of property and we want to develop it, it wouldn't be hard for you to notify the people in the section when you want to - and find out what they want to do, and work out an agreement with them. All this is private property. It needs to be developed industrial. Let people pay taxes on it. As far as this plan has been, I've got a problem with it. I think it would be better served, the taxpayers, if you give them a stick with a nail in the end of it and a bag and let them pick up the trash along this scenic byway.

People buy property here right off the airport runway and they complain about the

noise. I don't think we should be making regulations to control that. If you buy a piece of property that's along the highway, you expect noise. I've insulated my house thoroughly and I don't have a noise problem. I live right there on it. Anyway, I appreciate your listening to me about this for just a minute and all my neighbors are totally against another layer of regulation. I have to abide by the City's EZA and I don't get to vote for them. I can't vote them out of office but I'm in that Five-mile EZA and I had to go to the City, the County, and the State in order to build 414 square feet on the back of my shop and I needed a garage door to bring a big sculpture in so I could make a mold on it and I lost a \$15,000 job because it took me six months to get a permit to put 414 square feet. Now, Jack advised me that with this regulation, this ordinance they're proposing we can get a variance. Well, if there's going to be a variance, why even pass the ordinance? Why make us go through another layer of bureaucracy in order to build on our property? And as far as them enforcing this ordinance that's not in effect, the people, the fellow that built that custom twin V, between the Channel 11 TV station and the Primerica, he set back 285 feet or something off of his property, and he was down at my shop the other day and he was furious. He came down here to get a permit to build and they told him he had to set that back 285 feet - and I'll get his name and have my secretary call you with his name. The landowner, I'm sure it's on record here, but they told him that he had to build there.

When I asked Jack about it, he said, no, we recommended that he build it back there but we didn't tell him he had to. But the fellow who owns the property was talking to me, he said that he was told he had to build that far back off of the highway and I couldn't understand why he built that far off the highway anyway. Nobody would put their business over the hill where you can't even see it from the road when you're trying to make a living. I appreciate your time and I'll be working on some more of these petitions. We didn't have very much time to get them together to present them to you. Thank you very much.

CHAIRMAN MONTOYA: Thank you, Bill.

**VII. K. Mark Sardella - Biomass Presentation**

CHAIRMAN MONTOYA: I've got to leave.

COMMISSIONER ANAYA: Mr. Chairman, I move that we table this item. There's no Commissioners here. I know Mark's waited but Paul and Virginia and Commissioner Sullivan had to leave and you've got to go.

CHAIRMAN MONTOYA: I've got to go. We can't take a vote.

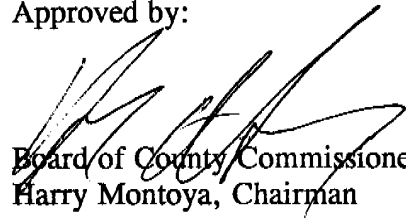
MR. ROSS: Mr. Chairman, when you lose a quorum the only thing you can do is you have to terminate the meeting.

CHAIRMAN MONTOYA: Mark we'll schedule it for the next. They'll let you know.

**VIII. ADJOURNMENT**


Chairman Montoya declared this meeting adjourned at approximately 1:25 p.m.

Approved by:



Board of County Commissioners  
Harry Montoya, Chairman

Respectfully submitted:



Karen Farrell, Wordswork  
227 E. Palace Avenue  
Santa Fe, NM 87501

