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SANTA FE
BOARD OF COUNTY COMMISSIONERS

SPECIAL MEETING

November 22, 2000

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

SANTA FE COUNTY

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This special meeting of the Santa Fe Board of County Commissioners was called to order at approximately 6:05 p.m. by Chairman Richard Anaya, in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Roll call indicated the presence of a quorum as follows:

Members Present:

Commissioner Richard Anaya, Chairman
Commissioner Joe S. Grifé, Jr.
Commissioner Paul Duran
Commissioner Javier Gonzales
Commissioner Marcos Trujillo

Members Absent:

None

III. APPROVAL OF THE AGENDA

CHAIRMAN ANAYA: Any additions or deletions?

ROMAN ABEYTA (Deputy Land Use Administrator): Mr. Chairman, I just want to call your attention to an amended agenda. It was amended to add an item A under IV. Staff and Elected Officials Items, the Community, Health and Economic Development Department has a request for authorization to enter into a change order number one with La Cueva Construction for the Arroyo Seco Teen Center. Other than that, there are no other changes to the agenda.

CHAIRMAN ANAYA: Thank you, Roman. What's the pleasure?

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

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IV. STAFF AND ELECTED OFFICIAL ITEMS

A. Community, Health & Economic Development Department.

1. Request authorization to enter into change order number one with La Cueva Construction for the Arroyo Seco Teen Center

RAY MIER: Mr. Chairman, Commissioners, what you have in front of you is a change order for the teen center in Arroyo Seco and it's increasing the gallon capacity from 10,000 to 40,000 gallons. The County Fire Department has requested an increase of capacity for that area.

CHAIRMAN ANAYA: Okay, are there any questions?

COMMISSIONER TRUJILLO: I have a question. Where will the water be coming from for this?

MR. MIER: It's going to be a well in that particular piece of property.

COMMISSIONER TRUJILLO: So we've done hydrology studies and things like that?

MR. MIER: Yes sir.

COMMISSIONER TRUJILLO: And we know that the water is there. Have we - does the community know? The community in and around La Puebla, Arroyo Seco, do they know that this is going to go from 10,000 to 40,000 gallons?

MR. MIER: I really couldn't answer that, Commissioner.

ROBERT ANAYA (CHED Director): Mr. Chairman, Commissioner Trujillo, we have not notified the community of the increase in size but the location of the tank, the height of the tank is going to be similar in height and location. The only thing that we're increasing is the diameter. But we will make sure that we notify if approved, the appropriate community residents in the area.

COMMISSIONER TRUJILLO: Just to give a heads-up because there might be some concern, some conjecture that it's going to impact individual wells and the water in the vicinity. Just to give you a heads-up. I don't have any problem with the size of the water tank. Thank you.

CHAIRMAN ANAYA: Are there any other questions of Robert?

Commissioner Trujillo moved to approve the change order with La Cueva Construction. Commissioner Grifé seconded and the motion passed by unanimous voice vote.

V. PUBLIC HEARING

A. Ordinance No. 2000-___. An ordinance amending the County Land Development Code Ordinance 19996-10 as amended and adding a new Article XV to provide land use and zoning regulations for the Santa Fe Community College District

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JACK KOLKMEYER (Planning Director): Mr. Chairman, good evening. Thank you all for coming out this evening before Thanksgiving. We're the turkeys so we'll take all the blame for that. Happy Thanksgiving to you all and thanks for being with us here tonight. This is the first public hearing on the Santa Fe Community College District Ordinance. And we've really come a long way in putting this together. What we'd like to do this evening are a couple of things.

One, first of all is to go over the schedule or the proposed schedule for adoption so we're all real clear what the proposed meetings are. Secondly, if briefly, walk you through the ordinance and explain to you the pieces of the ordinance and how they operate, and thirdly, go over some proposed amendments to the ordinance that we have received already and to pass onto you some communications in the forms of letters from various people in the public who have other items that they have wanted us to look at.

So first of all, if we could just briefly focus on the schedule for the meetings for a moment. Tonight is the first public hearing on this ordinance. We then have a meeting on Monday, the 27th with the EZC for recommendations on the ordinance. On Tuesday the 28th is a proposed meeting with the EZA, and then we believe that there has been a second BCC special meeting scheduled for the 29th, that's next Wednesday and we want to make certain that that's correct and also just propose to you or ask you if you feel comfortable that we have enough time to talk about amendments this evening and then bring forth amendments to you next Wednesday if you feel that that's adequate time. So that's our first little item of business.

COMMISSIONER GONZALES: Mr. Chairman, Jack, even in the event that we didn't get to all the amendments as of next Wednesday, the meeting could be continued. Is that right?

MR. KOLKMEYER: That's correct, Commissioner. We could do additional meetings, yes.

COMMISSIONER GONZALES: So it would just be a matter of playing by ear depending on how the amendments come forward and how we address them.

MR. KOLKMEYER: Yes, that's correct. And we would like to I think suggest that the way that we did the amendments to the plan was very efficient, where we had our two meetings and then we came back to you with the amendments all listed out page by page and we went through them one by one. It's a little tedious. It takes some time but that was, we thought that was a really good way to go through it so we'd like to suggest that that's the way we'd like to do this also. So we're on schedule for the 29th as next Wednesday as being the second meeting. Okay, thank you.

Secondly then, the amendment or the ordinance, excuse me, has two basic pieces to it. There actually are three pieces but there are three functional pieces and two big pieces. The first piece is the text and that's a standard kind of ordinance format that we have and in that text there are also, there is a land use map, if you look after page 35, you'll see a land use table. We'll be referring to that probably throughout the evening, and then there are maps which are different than that maps that are in the plan that you adopted because we need to make some changes to some of the maps for the ordinance. So you have a set of maps in the back.

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The other item that you have that's very different than anything that we've looked at before. It's a large fold-out matrix. This is something new that we're trying. It's really worked out quite well. These are basically the design standards for all of the zones which I'll go through and we'll be looking at this. But we have the matrix set up by zones and then by the standards within the zones and it makes it much easier to find out which zone you're in. If you're a developer or if you're a neighborhood and you're concerned about what can happen, you just find where you are in the matrix and then go across and look at the standards. It's worked out very, very well for us. It needs a little tweaking too, but we'll go through that with you.

So these are the basic elements of the ordinance and I'd like just briefly to go through the text portion with you. We're not going to do a major explanation of the ordinance because the ordinance derives directly from the plan. We spent considerable time on the plan, but we'll go through how the ordinance is structured, how it's made up, what its pieces are, and then we think it's probably better to open it up to public dialogue because there'll be very specific questions from residents and property owners that will really help us to see exactly where there may be a deficiency in the ordinance or something that we need to add or to change.

So taking the ordinance text, if you look at that, it's broken up into sections like a regular ordinance would be. This is Article XV, Section 1 on page 1 is simply the references, purposes and definitions of the ordinance, which explains how it's a part of the Growth Management Plan and the Santa Fe Community College District Plan. I think the important thing to recognize just in that little section is there's been some criticism that this ordinance is being moved along too fast or jammed down people's throats or whatever. We first put the Community College District on a map six years ago and the principles were brought forward five years ago. We've been working on this document for a long, long time. Not the ordinance per se, but the plan and the ordinance for a long time, and I think that we're anxious as staff and I know you are as the Commissioners to move forward. We can tweak this as we need to but the premises are there. The parameters and the framework are all there, and we feel very happy with that aspect of it. It's important I think that the purpose and the definitions of this are understood that this is something that's been in the process for a while.

Section 2, on page 2 is for the adoption of the maps, which are the land systems map, the land use zoning map and the circulation map, which again come directly from the plan and are carried forth as we use them in the ordinance.

Section 3 then delineates the actual zones that are created by this new ordinance and they are the following on page 3: Village Zones, which include New Community Centers, Neighborhood Centers, Neighborhoods, all that are established within the Village Zone, Fringe Zones, Institutional Campus Zones, Employment Center Zones, Rural Zones and Existing Neighborhood Zones.

Section 4 is devoted to review procedures and submittals. It explains exactly the process that someone would go through in submitting a project. That's articulated on pages 3, 4 – on page 3 it starts off with the actual vicinity map that's needed. Page 4, the site plan. Page 5 is devoted to the master plan procedure as well as page 6, page 7, all the way up through the

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final development plan procedure. Page 9 is Section 5. It goes into the land use and zoning regulations. Many of the references here are to the land use table, which I pointed out earlier and is at the back of the ordinance. This is an important section because it talks about eligible uses, conditional uses, special uses and prohibited uses and this becomes a really important subject of discussion as we move through the ordinance.

COMMISSIONER GONZALES: Jack, just real quick, are you going to go – is the process that we're following tonight, you're going to go over this briefly and then we can go back and ask you questions on parts of this or do we ask you questions as you're going through?

MR. KOLKMEYER: It would probably be better if you could just let me go through just so we know what the structure is then you can ask us questions and then we'll open it up for public hearing. Will that be all right?

COMMISSIONER GONZALES: Sounds good.

MR. KOLKMEYER: Section 6 are the design development standards and these are shown primarily on the zoning matrix, although there is some discussion of those aspects in the text, including water and liquid disposal requirements. And again, I just want to make a brief editorial comment here on the water because there's been again, a lot of criticism about this ordinance as planned regarding water. There was an editorial in the paper again recently about how can we be proposing such a magnanimous plan without water. Well the answer again is really simple. If we don't have water, the plan does not go forward.

If we have water then we're changing the development pattern from something that everybody is saying they don't want now. So it is a water-dependent plan. If the water is there, it goes forward. If it's not, we go back essentially as the ordinance will state a little bit later on, we talked about it to one dwelling unit per 160-acre lots. That is the old homestead zoning. So I think we need to keep repeating that so that people understand that we're not going out and say this plan is going to happen tomorrow regardless of whether we have water or not. That is not what the plan says.

Parking requirements are in this section.

COMMISSIONER TRUJILLO: Jack, there are some areas in the district that will accommodate individual wells, right?

MR. KOLKMEYER: That's correct. Existing neighborhoods. There are also some rural areas – again the premise is that this development must hook up to a community water and sewer system to do this type of development. For those areas where that does not occur, then we go back to wells and septic tanks but on very large lots. Existing neighborhoods get what they already have, which in most cases there are existing wells and septic tanks.

COMMISSIONER TRUJILLO: And there will be some hydrology studies done for those lots that –

MR. KOLKMEYER: They would follow regular procedures, yes.

COMMISSIONER DURAN: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Duran.

COMMISSIONER DURAN: What's a very large lot?

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MR. KOLKMEYER: They're 160-acre lots.

COMMISSIONER DURAN: Two and a half acre minimum aren't allowed?

MR. KOLKMEYER: No. In existing neighborhoods, they are. Now you can do various sized lots in the Village Zones, right? But that pattern would be broken with the pattern that is being presented in this plan.

COMMISSIONER DURAN: But 100 acres couldn't be subdivided into 25 2.5-acre lots?

MR. KOLKMEYER: No. There are also parking requirements, terrain management requirements, page 11. Page 13 are the roads, circulation design and construction standards and we have James with us. Is Tom going to be here this evening, do you know? Road classification. Another interesting aspect of this plan is that we're deviating from some of the standard road language that we use and we've created a structure of roads which follow new classifications called living priority roads, mixed priority roads and traffic priority roads. That's on page 15. This is unique to this ordinance.

Then we have road standards and various cross section drawings that go up through page 29, I believe – 28. We have lighting standards, we have open space standards, park, plaza and trail standards. Various park categories, open space categories and trail categories. We have a fairly detailed section on page 33 on affordable housing, which we've amended fairly considerably since this draft and we have a copy of that that I'll show you in just a moment. Affordable housing is on page 33 and 34. And then the standard effective date, severability and effect on master plan and any other existing plans on page 35. That's the document.

And that is then followed by the land use table, which is two page and that lays out the various zones and what uses are eligible within each of those zones. I'd like to take just a moment then to show you the matrix. The matrix works in a very simple way. It's two parts, a front and back, and what it does is set out, first of all – it sets out a series of definitions for various things and particularly these are the land use types that are in the Community College District and a lot of the zoning refers back to and is dependent on what land type you're in. So those definitions are here.

And then there's some cross-sectional drawings showing arroyo cross sections. And then down the vertical spine of the matrix are all the zones that there are. The Village Zone, New Community Center Zone, Neighborhood Center, Neighborhoods and Fringe Zone on this particular side of the matrix. Then across the top are listed the principles for each zone, what land type it's in. And then these are – it says density and intensity. I think we're going to change that to be design, or development standards. Those are the typical ones of size, density, height, lot size, building configuration and yards.

Then we have road types and parking standards that are required again within each district. And open space, buffers, uses that can go in there, and how development needs to be phased. So what makes this kind of unique and easy to deal with is if you have a project, you locate where you are on the map, you find out what zone you're in, so for example, if I'm in a Village Zone that's designated for a Neighborhood Center I can then just go across this matrix

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and see how everything operates.

Page 2, the set-up is exactly the same. What changes is on the vertical spine again and that is the zoning districts. And this one has Employment Centers, Institutional Campus Zone, the Rural Zone, Village separators and open space, and Existing Neighborhood Zones, and also a drawing showing how floor area ratio works within that.

So that is basically the structure of the ordinance. Also you have handed out to you three other things that I want to make sure that we all understand. One, as I mentioned, we changed the affordable housing section of the ordinance with quite a few proposed amendments and recommendations and that's the paper that's entitled "Section 6, Subsection 1, beginning page 33, line 12" and it's entitled Affordable Housing. We've worked these out with a number of the developers and property owners and our own staff to come up with suggestions that we think strengthen that aspect of the ordinance.

And secondly, you have another document that we've given you that has -- it's a chart, spreadsheet and it has item number, page and line number and then suggested amendments. And this is five or six pages. And again, these are amendments that have been worked out by staff along with various members of the development community and some of the neighborhood groups to try to expedite moving through some of the amendments that need to be made. For example -- and then finally you have four letters that we've received recently. Two of them are from property owners who live just, who own property just north of Vista Ocaso who have requested that they be not designated as existing neighborhood. We agree with that and we think that they should be designated on the map and in the ordinance as Fringe and we've already noted some of that in this chart.

So just to make sure that that's clear, as we go through the amendments we believe that this is a set of amendments that we are in agreement with and we've worked on those two sheets on affordable housing and a page-by-page item number listing of amendments are things that we can all, that you can look at as knowing that we have had input into that in our agreement that some of those, that all of those amendments in fact should be made.

So that's a kind of a brief summary of everything and again, I hesitate to -- we hesitate to go deeply into any aspect of the ordinance. We prefer that you ask us questions and go in the direction that you'd like to if there are any specific things that you'd like further clarification on, then we open it up for public hearing. Thank you.

CHAIRMAN ANAYA: Commissioner Duran.

COMMISSIONER DURAN: Jack, I have several questions. The first one is on page 5, master plans, 1.b. All lands within the Community College District are zoned for the uses allowed in the land use table. If you go to the land use table, one of the main concerns, a big concern I have is currently under our existing zoning hospitals are not allowed.

And I would like to exclude hospitals as a use, not an added use. I would like for any hospital use to come before the County Commissioners for review and public comment so that the community as a whole can offer testimony and input into whether or not the community as a whole believes a hospital is an appropriate use within this district.

MR. KOLKMEYER: Commissioner Duran, we agree with you. We actually

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have had quite a healthy, shall I say, discussion about hospitals and maybe five, ten or fifteen years from now a hospital may be needed in this district, but right now we think that it's a subject that really requires a lot of scrutiny as you suggest. So to that end, if you look at our proposed amendments under item -

COMMISSIONER DURAN: Where is that, Jack?

MR. KOLKMEYER: That's the spreadsheet chart. These are the amendments.

And if you look at item 47 you will see that we are proposing a change to the land use table that says hospitals shall be special uses. And special uses all need further study and they all need to be reviewed by the BCC. Also, item 56, the land use table would also change so that special uses would be a separate item on the land use table. It's kind of hard to see where they all are right now. So we want to group them all together so that you can see immediately what those uses are in one place on that land use table, hospitals and cemeteries would be regarded in that same way.

COMMISSIONER DURAN: So as a hospital use we would have the ability, the community would have the ability to have input and we'd have public hearings and we could weigh whether or not it's an appropriate use?

MR. KOLKMEYER: Yes sir, that's correct. If you look at page 10 of the ordinance itself, that's where it explains how special uses would be dealt with, that would require more detailed study prior to approval. The Land Use Administrator may require additional submittals in order to evaluate the potential effects of that particular type of development. And in approving a special use, the BCC shall consider the following: that it's appropriate and compatible in that location and then to go all through all the issues of noise, lighting and traffic, and that it in fact fits the intent and principles of the district plan.

COMMISSIONER DURAN: I would like to expand it a little bit further to say that it's appropriate for the community and not just for the district. One could argue that it is appropriate for the district but if you consider the impact that this type of use might have on the community, they might be able to use that as an argument.

MR. KOLKMEYER: Commissioner Duran, when you say "community" you mean the city of Santa Fe?

COMMISSIONER DURAN: The county and the city of Santa Fe. I'd like covering that with taking it out to include the entire community of Santa Fe and not just limiting it to the appropriate use within the district.

MR. KOLKMEYER: We can create language to that effect for an amendment.

COMMISSIONER DURAN: Okay. I don't know if everyone else up here thinks that, but that's what I'm concerned about. And then, the other question I have is relative to the affordable housing. Is the affordable housing an option, or is it a requirement?

MR. KOLKMEYER: Affordable housing is a requirement in the Community College District of every development.

COMMISSIONER DURAN: So someone coming in for a large scale development has to have a certain amount of affordable housing.

MR. KOLKMEYER: Fifteen percent.

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COMMISSIONER DURAN: Okay. Thank you.

COMMISSIONER GONZALES: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Gonzales.

COMMISSIONER GONZALES: Just, Jack, moving on to taking a look at the land use table. Under residential and residential accessory, I'm looking at the Employment Center Zone and the Institutional Campus, and I don't understand why we would have so much residential in those areas. Or so much allowance for residential in those areas. Aren't they in effect, or wouldn't they in effect compete with the Neighborhood Centers and the New Community Centers?

MR. KOLKMEYER: They can. Well, first of all, all of the zones are mixed use, with some exceptions, the Rural Zone - I think that's the only one. All of them are mixed-use. How they are mixed-use, to what extent and to how they are phased so the various uses come in changes - it's different for the various zones.

COMMISSIONER GONZALES: Well, okay.

MR. KOLKMEYER: So the majority of residential goes in the Village Zones and Neighborhood Centers, but Employment Centers and Institutional Campus Zones also have to provide some residential in their mix.

COMMISSIONER GONZALES: I guess I question mixed-use being in the Employment and Institutional Zones and I'm wondering - my concern is that they begin to compete with one another and then what drives the issue is basically what Employment Center is going to go up quicker. Because if you can get large scale commercial pads next to residential housing and that may be more appropriate to someone that to put some light retail or support retail next to some housing. Does that make sense?

MR. KOLKMEYER: Yes, it does, but the problem is we don't want districts that will have only commercial. There are no zones as the plan is articulated at this point where there will only be commercial, because if that's the case, then we're just back to standard zoning. And the Employment Centers are really adjunct to the Village Centers.

COMMISSIONER DURAN: Live live-work.

MR. KOLKMEYER: Yes. In fact live-work, if you look at - you kind of have to reference a couple things. Not only the land use table, but also again then the matrix. If you look under the residential requirements for the Employment Center Zone, it's on page 2.

COMMISSIONER DURAN: Under which heading?

MR. KOLKMEYER: Under residential. We're under the Employment Center and then you can start to see how the ideas and the standards for the Employment Center Zone work out, that it's true, yes it is an area where large-scale employers and anchor businesses can locate, but we also want to see a certain type of residential, multi-family, for example, which would be live-work and those kinds of things. And again, part of it's a matter of design where maybe the residential is more at the edges of the fringe so that it actually then has a transition into the Neighborhood Centers.

COMMISSIONER GONZALES: Okay. That makes sense. How did we come up with the number of 15 percent for affordable housing?

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MR. KOLKMEYER: The 15 percent affordable housing is in the plan and that derives from some work that we've done trying to come up with an idea of what percentage of affordable housing tends to be mixed into neighborhoods and small communities in Santa Fe County. And 15 percent seems to be a mix of housing of that range that we can track in some of our older existing neighborhoods. Several people have said why not make it higher? We'd like to make it higher of course, but we think that 15 percent gives us at least a starting point based on some rationale for being able to mix a certain amount of that type of housing into other housing types within this district.

Again, the principle is we do not want affordable housing to be segregated. This plan wants that affordable housing mixed into the other affordable housing types.

COMMISSIONER GONZALES: Okay, just moving down, back on to the land use table, again, and this is kind of visualizing or trying for me to keep in mind what I'm visualizing in terms of what the Employment Centers and the Institutional Zones will become. Looking at the civic, public and institutional, Employment Center Zone, we have community and theaters and museums and cemeteries, churches, colleges and universities, high schools. It just seems like were classifying everything there as an Employment Zone. Private clubs and lodges, nursing homes, private schools, public buildings, soccer fields, recreational areas.

I guess I'm not understanding – in my mind an Employment Center was basically areas where we could anchor large job centers. Or job centers like research and development or software companies that would come in and want to establish an area to work. Things of that nature I was assuming would be an Employment Center and not so much a nursing home or a private school or lodges. Things like that sound to me like they should be limited to the New Community area.

MR. KOLKMEYER: Commissioner Gonzales, again, this has been a subject of many hundreds of hours of discussion probably, and it has to do with what mix is proposed for a particular development project. If somebody can't do a Nike, what do they do? Maybe a university branch. And when you go back and remember some of the discussions we had about some of the things that were being proposed for the State Land Office, it included a branch of New Mexico Highlands, for example.

COMMISSIONER GONZALES: I could see that in an Institutional Campus Zone.

MR. KOLKMEYER: Yes, but some of those spots are designated as institutional and some as Employment Centers, but again, it's probably a function of what that developer or property owner can come up with mixing into that property. Again, bear in mind that phasing is extremely important here, because an Employment Center cannot come in before a Village Center according to the phasing schedule. So in other words, a Village Center has to be first. Then an Employment Center comes in concurrent, so some uses like retail will probably find their way into the Village Center but then other things – again, it's hard to speculate because we're just sort of guessing at this, but there may be something like a furniture manufacturing company that maybe is not appropriate to be on the plaza in that Village Center as it's developing so you would want to put that into the Employment Center.

A high school may then come along. Maybe you want that not necessarily in the Village Center but right next to it in the Employment Center. So it's really going to depend on the mix that's proposed. We've had this very discussion a lot because some people's reaction to looking at this chart were exactly yours but doesn't everything then go in the Employment Center?

COMMISSIONER GONZALES: Well, it seems to me that all the zones would be defined. The New Community Center, the Neighborhood, Rural, Employment - that they're defined by their uses. And if you have all the same uses in all the same zones, then you tend to lose the character or the definition that you were seeking out in the first place.

MR. KOLKMEYER: Well, Commissioner Gonzales, they're not all really defined by the uses, they're defined actually first of all by the terrain. Secondly then, by the mix.

COMMISSIONER GONZALES: Right. So if I'm looking at this list in the land use table and I would go down New Community Center and I go down Employment Center Zone, I'm seeing an x in every single box that's marked under the New Community Center, Neighborhood Center and Employment Center Zone. So what's the point? I guess the point is that if we're going to allow the same uses in each of those village zones and the other zones, where do we achieve the distinction of the varying zones?

MR. KOLKMEYER: Again, we've debated this so much. I think this is one of the things that we really need to really clarify here with you. I mean if you feel that there are changes that need to be made to that, we'd like to hear you also suggest them because we believe that since it's an unknown as to what is going to function out there, there has to be a certain amount of flexibility within each of the zones to develop according to what the market is going to bear for that and what it is.

Some of these things have access to major highways, some don't. We'll need new infrastructure, we'll need new roads for some of the other ones. So we've tried to build in as much flexibility as we could so that a village zone could, according to market dictates, define itself, and then the Employment Center would also define itself too. But I certainly understand your argument. You can sit and look at all the x's there and then say, what's the difference? Do guesthouses really need to be in Employment Centers? Well, this is what our committee of people have come up with so I think if you have some other guidance or suggestions for us, we'd be open to that.

COMMISSIONER GONZALES: Right. Again, I'm just wanting to make sure that the zoning that we're creating with the ordinance, that we really achieve our desired goals, that the zoning is providing for. If it's an Employment Center, I'd like to see real jobs. Not that retail jobs are not real jobs but jobs like, again, we picture in our minds, software companies, high tech, research and development. We're talking about New Community Centers, then we're talking about retail jobs in those areas. Do we necessarily want them to be mixed-use? I would think that we're creating separate zones so that they won't interfere with each other or compete with each other in these two areas. And I'm talking again, specifically New Community Centers and Employment Centers.

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MR. KOLKMEYER: Commissioner Gonzales, again, that's a good point. We don't want them to compete, but there is a definite relationship. We want the people who work at the software company to use the restaurant, to live there, to be close enough where they could bicycle. So again there's this functional relationship where we don't want them segregated. They have to find some way to have a relationship.

COMMISSIONER GONZALES: To complement one another.

MR. KOLKMEYER: They complement one another.

COMMISSIONER GONZALES: But on the other hand we don't want it so mixed or we don't want so much flexibility that we begin to lose our desired objectives in creating the zoning that we're creating through this ordinance.

MR. KOLKMEYER: That's correct. And I think there's a number of people who will come and address this point as we move through the public hearing process. You might want to hear some of the other discussions and points of view on this too before we make a decision.

COMMISSIONER GONZALES: Okay. I'm ready to move on to the next set of questions. Where is it specifically in the plan that we actually address the issue of water supply and off-site improvements needing to be in place prior to developments moving forward? Again, we talked about making sure that the road network proposed by Al Pitts' group, that that would be in place or at least moving so that we had alternative road networks outside of Richards Avenue. Where do we address those?

MR. KOLKMEYER: Commissioner Gonzales, on page 10 under Section 6, under Design And Development Standards, Section 6. B. 1 is where we address water and liquid waste disposal requirements. Again, as I pointed out earlier, B.1 is the important statement in this regard that community water and community sewer systems are required for all developments in the CCD except for Existing Neighborhood Zones and Rural Zones.

COMMISSIONER GONZALES: Where is community water actually defined though? What makes up community water?

MR. KOLKMEYER: It's defined in the County Code. And this is actually a section of the County Code.

COMMISSIONER GONZALES: So maybe can you reference, can you tell me what we're stating community water is? Is it imported water? Is it water within a basin where you can prove up water rights? Is it all the above?

COMMISSIONER DURAN: While you'll looking that up, can I just ask you one question? We're talking about all the different uses being allowed in all the neighborhoods, in all these Employment Districts. Are you leaning towards limiting uses to certain districts or certain neighborhoods? For instance, a high tech business could take place in one. The other one could be some retail outlets or something like that.

CHAIRMAN ANAYA: Would that be limiting or specializing?

COMMISSIONER GONZALES: The Employment Centers would specialize, I think in one type of employment base. I'm talking about limiting uses in an Employment Center where we don't have as much retail in an Employment Center. Those would be more

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focused in the New Community Centers around neighborhoods so that we could achieve our desired outcome whether it's people that are walking or bicycling to a store for milk or bread, or they want to take a short drive to work at an Employment Center that's near by. I agree with what staff indicated in that Employment Centers are also supported by retail centers around them. People want to have restaurants within the near distance so they don't have to travel. They want to maybe put gas in their car, go to the post office, things like that. It seems to me that they'd be logical uses to support the Employment Centers. I like the idea of live-work communities. I think that that's important. We've seen a success here in Santa Fe and I think that will continue to be successful.

We've seen what happens at the incubator where there are multiple businesses within a building that are getting started. Things like that seem to me what we're trying to accomplish in the Employment Centers. When I think about retail, I'm thinking everything from Target to Home Depot to Allsup's or whatever might be that are sitting in these New Community Center.

COMMISSIONER DURAN: Don't you think it would be more equitable though to allow all the uses to take place in all of the Employment Centers, and then it let it kind of just be market-driven? And then as the plans come forward, during the master plan, if we have one Employment Center that has a use that is relatively close to another one, maybe that would give us a reason maybe not to approve that one because it was a use in close proximity.

COMMISSIONER GONZALES: What if you have a master plan that comes forward in an employment zone that's all retail, though? Then what would be the point? They're meeting the letter of basically what we're asking them to do. Then what we start having are these pockets of retail centers and then we're not really achieving the objective of trying to -

COMMISSIONER DURAN: So you're promoting mixed use then in those centers?

COMMISSIONER GONZALES: Yes, I'm in favor of mixed use, but doing it in some reasonable manner. Here the way the Employment Center has the types of uses, you have a guesthouse, a bed and breakfast, limited multi-family. You have a cemetery, a nursing home, private clubs and lodges, auto repair, are those necessarily Employment Centers or should they be in the New Community Centers where the retail would take place?

COMMISSIONER DURAN: I guess I'm just trying to understand. So are you saying that we would get all the Employment Centers, line them up and say, okay, these are the uses that are allowed in these centers?

COMMISSIONER GONZALES: Yes.

COMMISSIONER DURAN: Okay. I thought that's what you were saying. And I think that that's kind of - that might be a little - I don't think that that's equitable to, since it's so many different property owners out there. I don't think that it would be equitable because somebody might be planning a different use in their center and so we don't allow them to do it in their center because we've decided to do it somewhere else. That kind of takes away what business is all about which is -

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CHAIRMAN ANAYA: It seems to me, Commissioner Duran, that you're more in line with what Jack is saying to allow that kind of flexibility. Commissioner Gonzales is looking at more of a specializing type of district or not district but specializing certain areas within the community plan.

COMMISSIONER DURAN: And I think we can do them both though. I think that we can specialize it during the planning process, when they come forward with the master plan we could say, sure, that's an appropriate use. You're the first one out of the chute with this plan. And then the second one that comes up, they're planning the same type of thing, we may not want to approve it because of it's proximity to the approval we already granted.

COMMISSIONER GONZALES: I'm sorry, I agree that we need to be flexible. However, if we're too flexible - I mean what's the point of designating Employment Centers and designating New Community Centers then. I think we want to establish an Employment Center because we have a desired goal. There's a desired objective in that area. And to me an Employment Center, again as we've talked about is something different from what we're going to have in the New Community Center. Should there be enough flexibility to allow for some type of mixed use in an Employment Center? Yes. I think there should be. But not to the point where we run the risk of not achieving that desired objective.

I agree, market-driven? I am 100 percent behind the market driving the forces in this area. However, the market may call for lots of retail in that area to support all the residential that's going up. So consequently, then what we have is a lot of residential with people driving to retail centers to do their shopping or to do whatever they need, and no ones really working in that community. And there's still, Monday through Friday driving somewhere else to work. And so I'm wanting to see how we create some kind of balanced mix so people can live and work and have a good quality of life in this district. And if we don't have some standards or some limits on the uses, I'm very concerned.

Now if an individual is losing out on the uses of their property because they can't anchor somebody, or they can't achieve our desired objective, then I'm for trying to create some process where they can at least come back to the Commission and say, we tried and it's not working. The market isn't delivering it. Our land is virtually useless because of this zone that you put into place. We're wanting to rezone it. But I think that we need to at least have some goals in this plan. And if one of our goals is job creation, people living and working in their same community, unless we assure that these Employment Centers allow for that, then the market may dictate nothing but retail.

And I don't know the market well enough now to know - I know that there's a lot of office space that's going that's pretty hot, which means that's good. Sounds like that's a lot of job creation. But I also know that there's a nice market for what we see that's happened on Zepol Road, which is nice as well. It's nice to be able to go to a Target and go to Albertsons. I'd rather see that in a New Community Center than see that in an Employment Center. And that's what I'm concerned about. If we create too much flexibility it may be more convenient to put that in an Employment Center than to put it in a New Community Center.

COMMISSIONER DURAN: I guess that as long as there's a mechanism for an

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applicant to come forward and make a reasonable request to maybe go outside the designated uses, that would be fine.

COMMISSIONER GONZALES: There should always be a process to come back and be able for people to rezone their properties if they don't agree, or feel like they can accomplish a desired outcome.

CHAIRMAN ANAYA: Commissioner, you said Zepol Road. I think you met Zafarano.

COMMISSIONER GONZALES: Zafarano, I'm sorry. Thank you. That's exactly what I meant. Thank you.

MR. KOLKMEYER: Mr. Chairman, in relation to that discussion that you just had, I'd like to point out on the suggested amendment chart again. If you look at item number 14. We went into this subject again in great detail and part of it's a phasing issue again too. Commissioner Duran, again an important element here is that the whole district is divided up into various zones and mapped that way. So we know where the Employment Centers are. There's a certain number of them. We know where the Village Centers are and we know where the open space is. So that the idea here then would be that not everybody's going to come in and do an employment center, which already there are mixed-use village elements happening in Rancho Viejo for example. Some of the developments will come in as villages from the very beginning. Some will come in as Employment Centers.

But if you look at what we proposed there in item 14, an Employment Center - this is under the master plan submittal process in the ordinance. It's item number 14 on the suggested amendment list and in the ordinance it's page 6 and 7. We're suggesting an amendment in fact that says in an Employment Center Zone, the master plan must be a mixed-use proposal and each phase must be a mixed use proposal except that an applicant may propose a phase which is not mixed use, i.e., purely commercial or not residential, if one, the phase following the non-mixed use phase is a mixed-use phase, and two, the Board finds in its discretion, that (a) the phase proposed in the non-mixed use phase bears a sufficient connection or nexus to the approved, proposed or built residential uses in the same zone, or in an adjacent or contiguous zone, such that the overall mixed-use intention of this ordinance will be achieved; and (b) the uses in the non-mixed-use phase promotes the advances the County regional goals for employment and economic development and are compatible and appropriate of the Community College District.

So in other words, it's exactly that problem that we're trying to make sure that we're dealing with. That if you come in, first of all, you're going to have to have a Village Center before you can do an Employment Center. There would have to be some relationship between them. And then, if the Employment Center wants to come in - so you've got the Village Center developing with a mix of uses. An Employment Center comes in but says it only wants to do non-residential or commercial first, that can happen, because again, you're going to have to accommodate the market somehow depending on what that is, but the second phase of that Employment Center has to be mixed use. And so they would have to do that through the master plan process.

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CHAIRMAN ANAYA: Does that kind of answer your question?

MR. KOLKMEYER: And then it's up to the discretion of the Board to be able to approve that or not.

COMMISSIONER GONZALES: I'm okay with that as long as we're sure as to the uses that are going to be coming in first, right? What if it's a large retail center that's going in? I hate to be on that, but I think that all of us have made the commitment for real job creation. I'm for zoning Employment Centers so that we can create the environment for companies to move in or to grow, so that we can generate those jobs. What happens when that conflicts with the market? Or what happens when that conflicts with the desired goals of the property owner? I'm hoping we work this out with the property owners. I'm assuming that unless we've seen the letters of the property owners that are going to step forward that people will understand the Employment Centers, understand what our desired objective is.

MR. KOLKMEYER: Commissioner Gonzales, again, the difficulty has been the uses, so you're the brains behind the brawn here, so if you want to help us maybe figure out some language what certain types of uses may be, would be in more alignment with the Board's idea of economic development as we move forward here, we could entertain some discussion of that for sure.

COMMISSIONER GONZALES: Okay. Can we go back real briefly – and I'm going to keep an open mind. I certainly want to spend more time maybe with you Paul talking about how we can work that through, but can we go back to talk about real quick the issue of community water defined under Code so we understand exactly so people understand what we're talking about.

MR. ABEYTA: Mr. Chairman, Commissioner Gonzales, page 8 of the ordinance talks about the preliminary development plan, and under the criteria for approval, one of the criteria is that the development has sufficient water availability to sustain the phase of the project for which the application is made. And again, as stated earlier, the ordinance requires that all development be on a community water system as defined by the County Code.

The County Code defines a community water system as a system that serves five or more dwelling units or lots, a system that is under common ownership, a system that has been approved by the State Engineer's Office and that has permitted water rights.

So it's not just clustered wells or shared wells with the regular 72-112, three acre-feet of water. You have to have permitted water rights to be considered a community water system.

COMMISSIONER GONZALES: So for any water to go through the community water system, is there a long-term, is there a requirement that proves a sustainable factor for a long period of time, or can just any water go into that community water system?

MR. ABEYTA: Mr. Chairman, Commissioner Gonzales the Code requires that you establish a 100-year water availability for a community water system.

COMMISSIONER GONZALES: Okay, so any water that's going to be taken to this Community College District, through a community water system, has to have the support of a 100-year water report?

MR. ABEYTA: Yes, plus permitted water rights from the State Engineers.

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COMMISSIONER GONZALES: And do the State Engineers review those reports and validate whether they're correct or not?

MR. ABEYTA: Mr. Chairman, Commissioner Gonzales, yes. The applications would follow standard procedures. When they came in, we would send them out to the State Engineer's Office for review for compliance with the community water system requirements.

COMMISSIONER GONZALES: So no new water coming in unless it's been proven that it's got a 100-year proof of availability?

MR. ABEYTA: Yes, Mr. Chairman, Commissioner Gonzales.

COMMISSIONER GONZALES: Okay, in terms of the roads, one of the things that we talked about was making sure that Richards Avenue was not further impacted as the Community College District grew. What's in place to assure that as the Community College District begins to develop more, that we'll have some of the road network built out so that we don't see continued impacts to Richards Avenue?

MR. ABEYTA: Mr. Chairman, Commissioner Gonzales, again, that's also under when you come in for preliminary development plan, one of the criteria for approval is that the necessary infrastructure, including roads and utilities, are designed for the viability of the phase of the project for which the application is made. So they would be required and it's in the submittals also. They're going to be required to submit a traffic impact analysis which would be reviewed by both the State Highway Department and our Public Works Department.

COMMISSIONER GONZALES: So as it relates to Richards Avenue, what do we know about Richards Avenue right now? That we're pretty much at capacity?

MR. ABEYTA: Mr. Chairman, James Lujan with out Public Works is with us. He could probably address that.

MR. KOLKMEYER: And we also have some residents from the Richards Avenue area who have been monitoring traffic out there and doing traffic counts and they can also address some of that. I don't see James.

COMMISSIONER GONZALES: So we know that in its current state, we know that we're near or pretty close to capacity.

MR. KOLKMEYER: Yes sir.

COMMISSIONER GONZALES: We know that there's an effort that's going to be undertaken by Rancho Viejo to expand Richards Avenue which will allow for, I'm assuming additional capacity that they're going to want to reserved for themselves, is the way I understand it. Is that right?

MR. KOLKMEYER: Yes.

COMMISSIONER GONZALES: So the future of Richards Avenue in terms of how it relates to the growth of this Community College District and the role that it will play in that growth is pretty limited. Is that safe to assume?

MR. KOLKMEYER: Yes sir. That's correct.

COMMISSIONER GONZALES: So when looking at this plan, is that stated? Is it explicitly stated or is there something that people in that community can feel comfortable

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about that as this Community College District grows that we're not going to see - I believe today I was told there are about 8,000 trips a day, that the road can handle 12,000 trips as it is.

And that with additional capacity that will be taken up to 14,000, somewhere around there? Higher? Somewhere around there. But it's pretty limited and what Richards Avenue can do. And I guess I want to make sure that's underlined in this Code or in the ordinance is that Richards Avenue is not going to become one of those roads that people perform traffic analyses on to be able to get their developments through. Outside of what we know is already going to happen.

MR. KOLKMEYER: Commissioner Gonzales, we're looking for some things here, but I believe in the - somewhere in the plan itself, that preceded the ordinance, we've talked about some of the difficulties with the road network, but we did not, I don't think -

COMMISSIONER GONZALES: While you look for that I have a question actually for Al. I'm sorry to put you on the spots but it relates to the road network that you proposed. Can you come to the mike real quick? Do you have a copy of this map that we're looking at? That map right there?

AL PITTS: I'm very familiar with it.

COMMISSIONER GONZALES: There's a road that's crossing Richards Avenue, that's a proposed road that will be crossing Richards Avenue, that would go into Vista Ocaso Subdivision, okay.

MR. PITTS: I guess I need to state for the record that my name is Al Pitts. I'm currently employed as County Roads consultant to the Land Use Planning Division of the County of Santa Fe. My address is 118 Coyote Ridge Road.

COMMISSIONER GONZALES: Just back to the question real quick. There's a proposed road that I'm seeing here that would cut across Richards Avenue and go towards the Vista Ocaso Subdivision. Are you familiar with that road?

MR. PITTS: Yes, I am.

COMMISSIONER GONZALES: And then it kind of veers west, I guess, towards I-25, I'm assuming to join Dinosaur Trail.

MR. PITTS: That's correct.

COMMISSIONER GONZALES: Today, myself and Commissioner Trujillo had the opportunity to go out and see this area. It seems that that's sitting in a little floodplain, like a little valley and it's headed right towards a residential neighborhood. Why wouldn't it be more appropriate to shift that road up to Dinosaur Trail?

MR. PITTS: That is an option that's under consideration. Our concern at the time we reviewed that issue was that, as you may recall, it is a standard convention, a planning convention for the County regarding the road alignments, any road alignment shown on the arterial road plan as the center line of a 1000-foot wide corridor, anywhere within which the road could be located at the time of actual construction. The idea being when you're devising a road plan you don't want to have to hire a survey team to survey every possible road that may come up.

The proposal there is intended to allow for two opportunities, for two options. One is

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in fact to go strictly with the improvement of Dinosaur Trail if that turns out to be a practical, feasible idea. On the other hand, there are land parcels adjacent to especially the Churchill Road area that may end up lacking secondary and primary access for development of those parcels unless we have an additional connection to the south of Dinosaur Trail.

COMMISSIONER GONZALES: But those – we saw the two large tracts today. I think there's a 70 and 80-acre tract. It seems like those two tracts join I-25, so wouldn't the movement the secondary access be to continue to move towards 14 as opposed to do a loop from Dinosaur Trail back around to Richards Avenue as being proposed?

MR. PITTS: Yes it would. The particular properties that could end up lacking access in the event you do not have some additional east-west connection north of Dinosaur Trail, would be the Petchesky tract to the east of the Churchill Road area, possibly the Gardner and Burttram tract. There are discussions underway –

COMMISSIONER GONZALES: Those are the two big tracts.

MR. PITTS: Those are the two ones that you inspected, yes. There are discussions underway with those folks to figure out a way to resolve their needs for access for the kinds of development they intend.

COMMISSIONER GONZALES: It just seemed to me today when I say where this road was going to be going, it was hard to, especially because of the houses that are so near there that would be impacted. Dinosaur Trail seems like a more appropriate place to focus our resources and our money. It seems that it's mostly away from development. It could be a good frontage area.

MR. PITTS: Right. I should also mention that in the case of Dinosaur Trail, up until very recently there were serious questions as to whether the County could acquire an easement to take over and improve that road. Recently, however, such an easement has been granted by one of the landowners in the area. So that is no longer an issue. What we were looking at the time that we worked on that map was to try to leave open several options, depending on how the access and easement issues worked out. Depending on how the terrain management issues worked out when examined in detail.

COMMISSIONER GONZALES: So would there be a lot of heartache or a lot of problems to the road network as developed if we eliminated that road right now as it's being proposed?

MR. PITTS: I don't think that I could see problems with that, provided that we find some way to ensure adequate secondary and primary access to the larger parcels in that area, and I must add, to the Churchill Road neighborhood itself.

COMMISSIONER GONZALES: Because what I want to make sure is that we don't create loops that go from Richards Avenue into subdivisions back to Richards Avenue.

MR. PITTS: Right. There's no intention to do that.

COMMISSIONER GONZALES: We don't want that.

MR. PITTS: Absolutely not.

COMMISSIONER GONZALES: And certainly it seems here the way this, looking just at this road network, if you take a road into the two large tracts and a secondary

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access is coming back –

MR. PITTS: There's no need for it.

COMMISSIONER GONZALES: Then it becomes, what's the point?

MR. PITTS: That's correct. I should also mention that there are two other elements of the road plan and here I'm looking towards the arterial road plan for the EZ and the City as a whole that relate to future traffic volumes on Richards. The road task force looked at a number of alternatives to the north of I-25 to try to select options that would minimize flows down into the college area. I think we went as far as we could in locating roads north of I-25 that may help. The critical one, incidentally, turns out to be Governor Miles Road and in the City there is some doubt at this point that that road will ever be built.

COMMISSIONER GONZALES: Right.

MR. PITTS: Another issue that relates to this matter is the proposed connection to St. Francis. That one is also highly critical.

COMMISSIONER GONZALES: Absolutely.

MR. PITTS: You mentioned earlier, I guess at an earlier session that you felt it was necessary to have some more north-south connections as well. There aren't too many good options there. About the only one that looks like it could be a done deal if pursued would be the St. Francis connection. A more speculative possibility of getting an additional north-south connection is a proposed connection through the Burttram-Gardner properties to Dinosaur Trail from the north side of I-25.

COMMISSIONER GONZALES: There was a proposal in this road network that actually either went under or over I-25.

MR. PITTS: That's correct.

COMMISSIONER GONZALES: But as we drove out there today, we didn't see any – are you proposing that there be an overpass built?

MR. PITTS: There would be an overpass or an underpass. Again, the engineering issues have to be looked at much more closely than we have had the opportunity to do so to date.

COMMISSIONER GONZALES: One of my concerns is sometimes is with when the roads are put down in planning stages that that can speculate, that that can create lots of speculation.

MR. PITTS: That's true.

COMMISSIONER GONZALES: And people's expectations begin to rise. Well, it was put down on paper so it's got to happen. And I get concerned about those types of statements being made.

MR. PITTS: Again, I want to emphasize that the plan that is being proposed will require much more scrutiny by engineers, by the planning staff in regard to the possibility of acquiring easements, and also analysis in terms of traffic flow impacts.

COMMISSIONER GONZALES: Thank you.

CHAIRMAN ANAYA: Al, Avenida las Campanas was also taken into consideration. Can you enlighten the Commission and the audience as to what happened in that

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direction?

MR. PITTS: Avenida Las Campanas or Avenida del Sur? Avenida Las Campanas is up in Las Campanas at the north side of the city.

CHAIRMAN ANAYA: Yes, that's what I'm talking about, right off of Rodeo Road, correct?

MR. PITTS: No, no. This is north of the bypass in the vicinity of Las Campanas Subdivision.

COMMISSIONER GONZALES: There's another road that's Avenida –

MR. PITTS: Del Sur.

COMMISSIONER GONZALES: No. It's going into the – it's Las Campanas, right? It's going into the subdivision right across from the rodeo area.

MR. PITTS: Oh. That's correct. There is a road that's called Avenida de las Americas and also Las Campanas Avenue. Yes. And that's in the vicinity.

CHAIRMAN ANAYA: There is Las Campanas.

MR. PITTS: Yes. Impacts on – there's a complex of roads there in the Avenida de las Americas areas including a Las Campanas Drive or Avenue, I'm not sure which, and including Siringo as well. It's another critical connection in that area. It's a highly residential area. There was serious concern by the roads task force that extension of Richards basically past the recreation facility with a connection to Cerrillos would really mess up that region. And so consequently that was deleted after we determined that it would not resolve serious problems on Cerrillos, which is why we were thinking of that road, and that it wouldn't have serious impacts on Rodeo.

In short, the Avenida de las Americas neighborhood is very concerned about the potential impact of a Richards extension north of Rodeo Road and I think that based on the analysis we did, they have every reason to be concerned.

COMMISSIONER GONZALES: Okay. Thank you, Al. Did you all find out that answer?

MR. ABEYTA: Mr. Chairman, Commissioner Gonzales, under the Road Circulation Design and Construction Standards, page 13 of the ordinance – actually page 14, item (e) states, "Roadway networks shall be laid out to have the minimum number of intersections with state highways, arterials and traffic priority roads, consistent with sound engineering practice and the access needed for emergency and service vehicles." Then item (j) states, "When reviewing road designs, the Land Use Administrator shall consider whether the development's proposed circulation plan meets the intent of the Community College District Plan." And the Community College District Plan specifically speaks about Richards Avenue and states that one of the goals of the plan is to reduce traffic pressure on Richards Avenue and then it states how that's done.

COMMISSIONER GONZALES: Okay. That satisfies me.

CHAIRMAN ANAYA: Okay, Commissioner? Jack, do you want to continue?

MR. KOLKMEYER: No, we're responding to your questions. If you'd like to open it up –

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COMMISSIONER GONZALES: I still have another question.

CHAIRMAN ANAYA: Commissioner Gonzales.

COMMISSIONER GONZALES: And just again, it goes back to the area that I was talking to Al about and that's the two large tracts of land, the 70 and the 80-acre parcel, that's included in the Existing Neighborhood Zone, which would allow for 2.5-acre subdivisions or 2.5-acre lots that would be allowed to use wells.

MR. KOLKMEYER: Yes sir.

COMMISSIONER GONZALES: I guess again in the visit out there today that myself and Commissioner Trujillo took, it didn't look like an existing neighborhood to me. You can plainly see the developed lots and houses that are going up and then you see the large tracts of vacant land. And wouldn't it be more appropriate to eliminate those large tracts and basically require them to go ahead and bring imported water into the area, rather than dropping the wells and trying to do some cluster development and things of that nature as opposed to seeing a lot of sprawl right there next to I-25?

MR. KOLKMEYER: Commissioner Gonzales, since our plan is people-based, we initially arrived at that position from initial feedback that we had had from those property owner who wanted to be included in the Existing Neighborhood Zones at that point, even though they weren't developed at that time. They're wedged in between two more or less sprawling subdivisions of the 2.5-acre type. In meetings that we had had in Vista Ocaso and communications that we'd had with those property owners, that was the initial input that we had gotten from them.

Subsequently, and in your packet there, we have letters from both of those property owners, Harmon Burttram, who owns 78 acres, and also an attorney from Albuquerque, Skip Skarsgaard, who represents the Gardner property, which is 70 acres, right next to the Burttram property, and they both have requested not to be included in Existing Neighborhood.

COMMISSIONER GONZALES: Oh, okay.

MR. KOLKMEYER: And we agree with that, and what that does then is that would put them in the plan as Fringe. So that then would really encourage them to do clustered residential and some commercial that would be appropriate to those Existing Neighborhoods around them, and to whatever they would be developed.

COMMISSIONER GONZALES: Encouraged or required?

MR. KOLKMEYER: Well, they have to do - let's get the Fringe out.

COMMISSIONER DURAN: While there's a lull in the action, can I ask a question relative to that, Commissioner Gonzales?

COMMISSIONER GRINÉ: Go ahead, Commissioner Duran.

COMMISSIONER DURAN: This is for Steve. If the minimum size lot out there right now is 2.5 acres and they possibly have the intent to do that, and we restrict them to a higher density, is that what we're suggesting they do?

MR. KOLKMEYER: No sir. Not for the Existing Neighborhoods. The Existing Neighborhoods, nothing changes. They get 2.5-acre lots. If they have a 10-acre piece that hasn't been developed, they get 2.5-acre lots. But for the areas outside of that - and the

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Existing Neighborhoods include practically everything that's there that is not owned by large property owners. There are some smaller, there are a few smaller holdings I think.

COMMISSIONER DURAN: But relative to the Harmon Burttram property and the Gardner property, those are currently zoned such that they can have 2.5-acre lots.

MR. KOLKMEYER: Yes sir.

COMMISSIONER DURAN: And they don't – you got a letter indicating –

MR. KOLKMEYER: That they do not want to be in that zone, the Existing Neighborhood Zone. They want to be part of the Community College District zoning, which in their case would be Fringe.

COMMISSIONER DURAN: And that would allow for what type of density?

MR. KOLKMEYER: Higher, one-acre clustered.

COMMISSIONER DURAN: Okay.

COMMISSIONER GONZALES: Fifty percent open space.

MR. KOLKMEYER: Fifty percent open space, have to connect to the trails, and some limited commercial appropriate to that area.

COMMISSIONER DURAN: And your concern, Commissioner Gonzales, was that they would be excluded, right?

COMMISSIONER GONZALES: My concern was that the way in which we are currently classifying them is that we have basically 150 acres that could be subdivided into 2.5-acre lots, with each being able to drop a well, and it seems more appropriate, because it's vacant, that they be excluded from the Existing Neighborhood and then would have to comply with the rest of the –

COMMISSIONER DURAN: So basically, that has pretty much diffused the concern.

MR. KOLKMEYER: Yes. We're in support of that. Because that breaks that pattern. And it's not specifically stated, Commissioner Gonzales, that they have to cluster, but to get the open space and to do the trails and to do the other design standards, that pretty much forces a clustering of residential for them. And that is what we want again, because –

COMMISSIONER GONZALES: When they come before Development Review, Development Review is going to catch that also, right?

MR. KOLKMEYER: That's correct. Yes sir.

COMMISSIONER TRUJILLO: And they'll be served by individual wells?

COMMISSIONER GONZALES: No.

COMMISSIONER TRUJILLO: They have to connect to –

MR. KOLKMEYER: They have to connect to community water. Yes sir.

COMMISSIONER DURAN: Then I don't have a question for you.

MR. KOLKMEYER: Thank you.

COMMISSIONER GRINÉ: Any other questions? Are you through?

COMMISSIONER DURAN: Mr. Chairman.

COMMISSIONER GRINÉ: Commissioner Duran.

COMMISSIONER DURAN: Jack, relative to the 15 percent affordable

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housing requirement, this whole plan was designed under the concept that we would create housing, neighborhood commercial centers, Employment Centers, and that the housing was actually there to provide affordable housing for the residents of the neighborhood so that if a company came in to locate their business in this district, that there was affordable housing available to take care of every tier of employment that they would be offering. So I guess what I'd like to say is that if we find out that 15 percent is not adequate, I'd like this Commission to be able to reserve the right to open this up for further discussion.

MR. KOPELMAN: Mr. Chairman, Commissioner Duran, at any point down the road, the Commission always has the authority and the right to make amendments to the ordinance, so this is really just getting this thing going and I'm sure down the road there'll be amendments as circumstances change. But that's certainly a prerogative that the Commission would have.

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

COMMISSIONER GONZALES: I know that, Mr. Chairman, and along those lines I know we've talked about over the 50-year period, 17,000 dwellings going up in the Community College District. Is that right?

MR. KOLKMEYER: That's close.

COMMISSIONER GONZALES: Close. At least over the next several years as we see growth occur, is there an idea of what the price range will be for homes in that area?

MR. KOLKMEYER: In 50 years for now? Two and half million dollars.

COMMISSIONER GONZALES: I'm talking about over the next few years. The affordable housing says that there may be some homes that - was it \$120,000? What was the -

MR. KOLKMEYER: If you look at the affordable housing amendment that we gave you, which is Section 6, Subsection 1, beginning page 33. It's a typewritten page. On page 2, we have the break-outs for eligible housing types.

COMMISSIONER GONZALES: Great. So they'll start about \$88,000 though. Is that right?

MR. KOLKMEYER: From what we can determine at this point.

COMMISSIONER GONZALES: And go up to, whatever, \$160,000.

MR. KOLKMEYER: \$160,000.

COMMISSIONER GONZALES: Right. But I mean the range of housing in this Community College District.

MR. KOLKMEYER: Oh, the range of housing.

COMMISSIONER GONZALES: \$88,000, and I'm not sure what the homes in Rancho Viejo are going for but there are some that are over \$400,000.

MR. KOLKMEYER: Yes, there'll be a wide range of housing values.

COMMISSIONER GONZALES: So that's good.

MR. KOLKMEYER: Yes. And again, we're forcing them to mix together so they won't be segregated and they'll be as integrated as we can get them.

COMMISSIONER GONZALES: Thank you.

COMMISSIONER GRINÉ: Any other questions? Then this is a public hearing? Anybody want to speak before the Commission, come before the mike. State your name for the record.

FRANK ARAGON: Good evening. My name is Frank Aragon. I'm with PNM. Basically, our purpose for being here is not to speak in opposition of this plan. Basically, because we are in agreement, we're in general agreement with the provisions that are included for the gas and electric systems as they're proposed. We just want to express one concern or issue with regard to the undergrounding of electric facilities. And most importantly the transmission facilities because of the inordinate costs associated with that.

We want to ensure that costs will get allocated basically in accordance with governing laws, rules, regulations. As you may be aware, we are in the process now of getting a tariff approved through the Public Regulation Commission that would hopefully prevail in this type of situation and it would establish how costs or these differential costs from underground and overhead would be recovered. Bottom line is that we just want to make sure that we work, PNM works closely with the developers and the County groups to ensure that we do provide adequate energy for this Community College District, and we do it in a reasonable and cost-effective manner. Thank you.

CHAIRMAN ANAYA: It's been normal practice for you to coordinate with all developers anyway.

MR. ARAGON: That's correct. And the main issue that really tends to be surfacing in this day and age is regarding transmission facilities.

CHAIRMAN ANAYA: I see.

COMMISSIONER DURAN: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Duran.

COMMISSIONER DURAN: Mr. Aragon, it is my understanding that the utilities in the subdivision are going to be underground. Is that not your understanding?

MR. ARAGON: The way it's stated on page 12 of this draft plan that I'm looking at, it says that high voltage transmission lines will be undergrounded where financially feasible, and distribution lines will be underground. And distribution is required to comply with the current ordinance, and that cost is typically borne by the developer anyway. The real concern is with regard to transmission. And when you state, when it's stated, financially feasible, I guess that's always subject to some interpretation. I'm not sure if I answered your question.

COMMISSIONER DURAN: I think you did. My only – I have a thought and that is in order to provide affordable housing and to create a community that provides the type of community that we're trying to create here, all of us need to participate in keeping the costs down so that we can provide affordable housing. So I would just like to hope that as we move forward in this effort that PNM understands that and contributes to some extent to keep the cost of that down so that the cost of the infrastructure doesn't prevent us or the developer from providing affordable housing lots.

MR. ARAGON: Yes, we concur. We need to work towards that, and typically

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on distribution, the incremental costs or the differential costs are not as great as they are for transmission. We handed out a – basically it's just bulleted items to share our concerns and issues. On distribution, typically an underground system may cost in the range of two to five times of the overhead design, but transmission, based on our estimates, is five to ten times an overhead design. And that's where the real concern comes into play.

COMMISSIONER DURAN: I think in the long run, if we all contribute, we all win. The whole community wins.

MR. ARAGON: True. Because we need customers too.

COMMISSIONER DURAN: Okay. Thank you.

CHAIRMAN ANAYA: Okay, anybody else like to address the Commission?

COMMISSIONER GRINÉ: We're done. First hearing's over.

ROSANNA VAZQUEZ: Good evening, Commissioners. My name is Rosanna Vazquez. I'm at 530-B Harkle Road. I'd just like to speak a little bit to some of the issues that Commissioner Gonzales and Commissioner Duran raised with respect to the mixed-use component of Employment Centers. For purposes of clarification, there was a group of Community College District group members that got together in a group called design and density. And that group was designated to take a look at the uses in each of the zones, construct the zones and figure out what was best in them.

There was probably a group of about, consistently, 15 to 20 of us that met. Sometimes we met three times a week for periods of three to four hours to discuss the issue that you have raised today: what is an appropriate use in an Employment Center. And in order to work with the group and come to some sort of consensus, there was the idea that if you provided the uses set out in the use list, and gave people the flexibility to include certain uses in an Employment Center, then we would be able to reach the mixed use component of the plan. And as a result of that you've got the uses that are set out.

It was always the intention, Commissioner Gonzales, that the Employment Zone be a place where software companies, light industrial, manufacturing, could work. And the idea behind the Employment Center was exactly has been articulated, that is that it is an area that would provide for employment with special needs, such as parking, storage and larger areas that could accommodate users such as software companies. There was equally the concern that has been stated by all of you that we not have big boxes in Employment Centers. We didn't think the intention is clear that there was not going to be another Zafarano Drive with Targets in Employment Centers or anywhere, actually, in the Community College District.

The way that that was, the attempt that we made to try to deal with that issue was through the guidelines that are set forth in the designs. There are certain massing criteria set forth, the buildings are limited by height. The size limitations on buildings are set forth in the matrix. The parking would be required to be to the side and not in the front so it wouldn't create the kind of road that Zafarano is now. That was one way that we tried to deal with this issue of big boxes and retail uses.

Equally an issue, however, Commissioners, was the idea that an Employment Center needed to have enough uses in it so that people could go to work, park their car and stay there.

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So what would need to be obtained through an Employment Center was software companies, but places for people to have lunch and places for people to have dinner when they were working late, and a place for them to pick up their laundry and drop it off so that they could have a one-stop area. It has been blurred and we will work with staff in an attempt to try to deal with that situation so that there can be a greater distinction between the Employment Center and the New Community Centers and Villages.

I did, however, just want to reiterate that the discussion that you've all had is the same discussion and the same concerns that the whole group as a whole tried to deal with. And like I said, it was somewhat dealt with in design standards and we would be glad to work with staff and to try to deal with the use list as well if that would be more accommodating.

The language that was set forth with respect to the Employment Centers on the phasing issue that is set out in the matrix requires that there be a simultaneous development or a development of a New Community Center either be simultaneous with the new Employment Center or prior to. The language that is set forth in the matrix that you've got before you, page 2, it is item 14, the language that Mr. Kolkmeier has already stated to you is what we would propose to amend that matrix language. If I can point you to that language it deals with the phasing issue and it requires that Employment Centers and master plans be mixed use, and that should a phase of that employment center be all commercial or non-residential, that it be followed by a residential component, and that you have the discretion to take a look at that commercial phase and make a determination if that commercial phase is in accordance with the College District, as well as has a sufficient nexus to roads, utilities, all of that.

So you would be able to look at all of those issues. We would propose that the language in the matrix be amended to include this language and the issue of simultaneous be taken out. A further basis for that is an Employment Center, the idea behind the Employment Center was again to attract employment, to attract users that would provide real jobs. By putting a phasing requirement in there that ties it to a New Community Center may limit the ability to use that Employment Center for a company that could come in and provide jobs for the community.

The concerns of mixed use, the concerns of providing what is needed in the College District, would be obtained through the language that we're proposing as an amendment to that issue, to that phasing requirement.

Commissioner Gonzales, I believe that you asked earlier where it was in the ordinance that there was a requirement that the infrastructure be in place prior to the time of development, and I will, in addition to where Mr. Kolkmeier pointed you to, I would also point you to the master plan criteria that was set out as well as the preliminary plan criteria, in which it is specifically laid out that a plan cannot be approved unless the infrastructure is planned for that would be appropriate for the entire master plan.

COMMISSIONER GONZALES: Does that include off-site?

MS. VAZQUEZ: Yes, it does sir.

MR. KOLKMEYER: Rosanna, what page is that on?

MS. VAZQUEZ: I'm looking for it. It starts on page 6 under what a master

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plan shall do. And it's number 7, which is on page 6 and 7, and at the bottom of that it says a description of the phase development of the on-site infrastructure and the manner in which it is coordinated with the development of needed off-site infrastructure to ensure that the standards of the zone and densities of the development required by this article are achieved.

I would also point you to another section that was specifically added for the concern that the County staff had that other infrastructure improvements would be taken care of, and that's on page 35, and it states, "The County shall have the right to require developers as a condition of approval to enter into development agreements pursuant to which the developer shall be required to pay a pro-rata share of future off-site improvements.

I believe that the criteria for master plans and the criteria for preliminary development plan would allow you to take a look at whether or not those off-site infrastructures were adequately met and whether that development would proceed with or without that.

COMMISSIONER GONZALES: Rosanna, I know you represent a client that has property to the right of Richards Avenue and right below I-25. Is that right?

MS. VAZQUEZ: That's correct, Commissioner Gonzales. There is a property owner that owns property that is completely in an Employment Zone. The phasing language that's set forth in that would basically tie her hands and not allow her to develop that Employment Zone unless a New Community Center was built and she has no New Community Center on her property.

COMMISSIONER GONZALES: But specifically in terms to the off-site improvements that are going to be required, and I'm specifically talking about the access point to St. Francis. Does your client feel that there's a reasonable chance that that's going to happen? Or is your client wanting to use Richards Avenue?

MS. VAZQUEZ: Commissioner, I'll answer that with two points and the first is there is underway an attempt by the property owners in the Community College District to come together on a development agreement to make improvements for Richards Avenue. The property owners that own the Employment Center in that area are working to that end as well. Of course Rancho Viejo is working, is the major property owner out there and is putting this together. That is one issue with respect to the improvements on Richards Avenue.

With respect to the road that you are looking at as a connection to St. Francis, that is something that Oshara is pursuing. I would defer that question to Bill Conway, who can give you more detailed information as to where they are in the process. It is something they are doing. I believe that there's some cross sections being done.

COMMISSIONER GONZALES: But to specifically answer my question then, is the intent of your client to come in and submit a plan that would use Richards Avenue as being a primary source of access to the property?

MS. VAZQUEZ: I believe that you would use Richards as well as St. Francis, but the St. Francis interchange is integral to the Employment Center on that property right there.

COMMISSIONER GONZALES: And in terms of what you'd indicated earlier for the Employment Center, according to the uses, as it's stated now, unless the Commission

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does otherwise, your client could still submit a master plan that would very much mirror a New Community Center as well. But you're saying that they couldn't submit it until a New Community Center was up and running.

MS. VAZQUEZ: The way that the matrix is set out now, and if you take a look at it, it's the last column on page 2 under R. for phasing, requires at the moment that there be - that the Employment Center Zone be created simultaneous to or after a New Community Center. And what we're proposing is that the phasing language that we've put in the matrix would adequately cover the concerns that this Commission has with respect to providing a mixed use, and would allow people to take advantage of the market, potential users that come in. You would be able to evaluate any development that came in with respect to those issues now the way that the criteria is set forth.

I think that that language would adequately protect you, and it would allow some property owners who don't have any community centers, such as the Taurus Group, to go forward with the development as well.

You're right, Commissioner, that the uses mirror.

COMMISSIONER GONZALES: My concern, Rosanna, and it goes back to what we had talked about a couple of meetings ago, is the absolute importance of the commitment by your client and the Taurus Group that the required efforts are going to be made to find that what I think would be a primary arterial road into the properties, as opposed to a secondary. And my concern is that if your client and Taurus approaches us as being, well, we can just put money into Richards Avenue and expect the benefits coming from the property, and at some point, when we get the chance to go to St. Francis, we're going to go, I think that I would caution that if that's the thinking that may be in place.

MS. VAZQUEZ: Well, I apologize if that's the impression that I've left with you.

COMMISSIONER GONZALES: It is not the impression that I have of what you've left with me, it's just to me, it seems much easier to go to Richards than to try and figure out how you're going to get to St. Francis.

MS. VAZQUEZ: In the language that's proposed on the master plan, one of the things, the criteria that's set forth is that there be a sufficient nexus, and when you take a look at the language with respect to sufficient nexus, you would have to take a look at how that Employment Center ties in to the rest of the environment, how it ties into the Community College, how it ties into the region. You can't make that sufficient nexus in tying to the region, tying to the Existing Neighborhoods, without that connection to St. Francis. That connection, that road is a very important aspect of the Employment Center and without it, that Employment Center cannot be created fully. So the language -

COMMISSIONER GONZALES: What I want to hear is you tell me that there's a commitment by your client to make that an absolute priority, that they understand that that needs to be in place.

MS. VAZQUEZ: It is something that Oshara has been working diligently with the State Highway Department with respect to the right-of-way issues, it is something that

we've raised at the Community College District Plan meeting. I believe Linda Tigges got up and spoke with respect to it and I think reported that the State Highway wanted to see where the County was with respect to that road and maintenance of that road in order to go further with it. They are working diligently with it and realize that it is important to the Community College District as well as the Employment Zone.

COMMISSIONER GONZALES: So there won't be any attempt to come forward with a master plan until you know that that road is going to happen for sure.

MS. VAZQUEZ: That is correct.

COMMISSIONER GONZALES: Thank you.

MS. VAZQUEZ: I stand for questions.

CHAIRMAN ANAYA: Any questions? Thank you, Rosanna.

MS. VAZQUEZ: Thank you.

BOB TAUNTON: Good evening, Commissioners. I'm Bob Taunton. My address is 1590-B Pacheco Street. I'm the general manager for Rancho Viejo. First thing I wanted to do is just to compliment the staff on the work that they've done over the last couple of weeks. I know you had them in hiding for about three days to really grind out the new matrix and the draft ordinance and I just can't say enough about the effort they've put into it. I know Rosanna, Karl, all the rest of the group that have been working on this for some time are really appreciative of the work that was done. So thanks to all of the staff and then this week and even last week when you had your fire emergency they were still available to work on things we hauled them away from the County Courthouse and put them in another room some place and continued to talk about things.

A great effort by staff. What I wanted to do was just mention a couple of things about the affordable housing ordinance. We had a chance to look at this really starting last week and we've had several meetings with Robert Anaya. I think the revision that you have before you represents a pretty workable affordable housing procedure. One of the things that's yet to come, and this is what I want to talk about is in the last, second to last page of the hand-out, affordable housing regulations, there is a statement in there that within 90 days of the effective date of the ordinance that several things, mechanical things, need to take place.

As you know, we have tried to operate under a previous affordable housing ordinance and some of those things were left to a future date and they really never happened and there were some mechanical difficulties for us to actually implement the previous ordinance. So I think we've got most of those things covered, but there's two points that I want to make here. One of the very important things is number D, which is on page 5, and that's establishing the exact methodology with how we come up with the maximum base prices of the houses. A previous ordinance had really taken an interpretation of personal income or household income and some various factors and related those to housing prices.

But we understand that Mr. Anaya, and I think it's actually a good strategy, has undertaken some sort of market analysis of the housing in the overall market and then undertaken some sort of discounting and whatnot. We had not seen these numbers, as I say, until a week ago, and while we don't disagree with the process in any way, I think we would

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like to indicate to the Commission that we think it's extremely important that this methodology, whatever the process is, is documented so we all understand it, because from time to time, we're going to want to change these things. And we'd like to have an understanding of how this process works.

One last comment is that we have a new housing series that we have opened up. And as I say, we saw these prices a week ago, and I'm very comfortable with this new series meeting two of the three housing ranges. The \$60,000 to \$80,000 and the \$80,000 to \$100,000. I don't think that we'll be able – well, I know we won't be able to meet the lowest range with that series but now that we know what we're working with, we're going to endeavor to redesign some housing product and create a product that can fit into that, although I suspect that we'll be subsidizing those prices quite a bit. There won't be any profit on those houses.

But since we have this new series, we'd like to open for sale in our Windmill Ridge project, which we expected to have paved at this point but due to the weather we've had and the snow storms and so on we're a little behind. But nonetheless, we can open for sale sometime in December and speaking with Robert, he indicated that we might be able to come up with some interim guidelines on how to qualify the buyers. The certification of the houses can come later, because we know what we have to work with. We've got product size and prices and so on.

But 90 days would be too long for us to be able to wait for exactly how do we deal with our buyers. Our sales staff needs to be schooled on what the process is, what we can tell our buyers and basically qualify them and get the right buyers heading off to the County to be qualified. So we've discussed having some interim guidelines and we might be able to have in a few weeks, because we would like to open for sale on that produce some time in December. And as I say, 90 days would be too lengthy. But perhaps there's just interim. I mean I'm sure they'd be very close but it may not match exactly what we finally conclude, which could come later on in the first quarter of next year. So with that, if you have any questions.

COMMISSIONER DURAN: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Duran; then Commissioner Gonzales.

COMMISSIONER DURAN: Bob, it's my understanding in talking to Robert that we were going to use the guidelines that were – that Tierra Contenta uses and that the Affordable Housing Roundtable – we were going to use the same guidelines that the City is using.

MR. TAUNTON: Okay.

COMMISSIONER DURAN: Do you have a problem with those guidelines?

MR. TAUNTON: Well, Commissioner, I'm unfamiliar with those guidelines.

COMMISSIONER DURAN: So am I.

MR. TAUNTON: But if that's what you'd like to use, I'd like to take a look at them. I assume they'll probably be adequate. We just need to understand how the system works and one of the situations we like to be in is have our salespeople to be able to properly disclose the process so that our customers are knowledgeable and we have the right group going to the right spot and knowing what to expect.

COMMISSIONER DURAN: And then just looking at this, the minimum home

size square footage, what is your take on offering a two-bedroom, one-bath house? I think they need to have at least a half a bath, 1-½ baths or 1-¾ baths. And I would like to push for that.

MR. TAUTON: Well, we have all of the housing, even the housing that we're offering in the \$120,000s is two-bedroom, two-bath, double car garage, radiant heat, that sort of thing. So I don't disagree with you in that having 1-½ would be more appropriate. That's just certainly not a luxury, and admittedly, bathrooms are costly and add to the square footage cost significantly, but if we had a half-bath situation, that's probably an ideal compromise.

COMMISSIONER DURAN: And the reason I say that is I think that affordable housing should be adequate housing and I think that by having that extra bath gets into that. That's all I have. Thank you.

CHAIRMAN ANAYA: Commissioner Gonzales.

COMMISSIONER GONZALES: Bob, I was just wondering if, I know that, well first of all, thank you for the compliments for the staff and I do want to take this time to compliment Rancho Viejo for the product that you've delivered to date. I think that you guys have lived up to the word that you promised this Commission in terms of providing a quality product for local people and I want to ask you about what's happened out in Rancho Viejo to date because I think you can be a telling story of what's going to happen in the Community College District in the future.

My question is, of the units that you've put up, are you seeing that the demographics are coming from within Santa Fe? Is there a lot of people that are moving from outside Santa Fe into Rancho Viejo, or are they local people that have bought out there?

MR. TAUNTON: Well, the people that are coming into Rancho Viejo from outside the community are coming here because they have jobs. We have several people that are contractors up at the lab. We have people that have come here to work for, have been transferred in to work for some of the government agencies. So those are folks that have come in. The majority, the vast majority of our buyers are local people and you can pick all the age segments and all the family types and household sizes; we have them all. It's very much a reflection of the diversity in this community.

COMMISSIONER GONZALES: Can you give us an idea of the range of prices of the homes that have been sold so we have an idea of what the local community is basically able to afford out there.

MR. TAUTON: Right. Well, we've offered housing from in the \$120,000s to \$280,000 as what we call a production home, which is essentially we've designed the houses and they can be built on a variety of lots in a particular series. Then we have some estate lots, where we've offered buyers an opportunity to take -- either buy the lot themselves and find their own builder or work with us and we'll modify some of our largest series of houses, primarily.

Those houses, some of them have gone over \$400,000, but most of them are in the \$350,000 to \$400,000 price range on one-acre lots. But our median house price is \$180,000. And I expect that with the product that we're going to be bringing on the affordable housing and just the fact that we want to be more in the volume market, which is probably under \$180,000, \$160,000, that sort of thing, I'm expecting that that median price is going to go

down to about \$175,000, \$180,000. And that's really what we had in mind. I think the reason why our median price house is higher than that right now is that we had a not large enough component of entry level product and we sold out of that very quickly. So for gosh, most of this year, we haven't had any product under \$180,000. Nothing other than even \$150,000 was sold, other than a few units at the beginning of this year. So that's where we are in the numbers.

COMMISSIONER GONZALES: So what was your – just a last question, just an idea how quickly the first phase sold and what, how quickly you're anticipating the absorption rate to be on your next phase.

MR. TAUNTON: Well, we've averaged about eight units a month, in terms of sales. We've sold over 200 houses. We've closed roughly about 160 or 165. We started marketing in November of 1998. So really two years ago. We expect with what we have designed in Windmill Ridge –

COMMISSIONER GONZALES: How much is in Windmill Ridge again?

MR. TAUNTON: It's 224 units. We have forecast that our sales will go up to 13 or 14 a month, again because we have more housing product under \$150,000 than we previously had in the first phase.

COMMISSIONER GONZALES: So, just moving on to the road agreements that you have – I know I said it was going to be the last question but I just recalled the road agreements that you're working out with the County for the expansion of Richards Avenue. Is that in place to support Windmill Ridge or is it in place to support developments that will follow Windmill Ridge?

MR. TAUNTON: Well, we have a requirement as a result of the condition attached to Windmill Ridge that the road needs to be in place and available for service or the expansion of it by the time that we have closed 400 units. So really that's like the first village, plus a little bit in Windmill Ridge. And remember we have Rancho Viejo Boulevard that is taking about 20 percent of the ADT that would have been on Richards.

COMMISSIONER GONZALES: So your expansion is going to go to covering all of Phase 1 and all of Windmill Ridge, which is Phase 2?

MR. TAUNTON: We expect that the expansion of the roadway, and again, there'll be a period of time when capacity is reserved for Rancho Viejo, and then after that period of time it's going to be available to other property owners who have projects. If we were to use all of the capacity of that roadway, based on the added ADT that's going to be generated by the expansion, we pretty much would be able to get through all of the phases of Windmill Ridge that we think will be about three phases and perhaps as many as 700 units, that sort of thing.

Now again, water infrastructure structure is not in place to be able to do that, so that's another issue that we'll be working on.

COMMISSIONER GONZALES: Okay. So your contributions to – just so I understand it, to Richards Avenue will be to take care of all of Windmill Ridge, the phases, and what's in Phase 1.

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MR. TAUNTON: Correct. Yes.

COMMISSIONER GONZALES: So what are the plans for Rancho Viejo afterwards? Where does your road network go?

MR. TAUNTON: Well, I might just add to your comment, Commissioner, is that we have been working with Taurus and with Oshara on this roadway agreement, so I'm not expecting that all of the capacity that's being added would be available to us. But if it were, we'd be able to get through all of Windmill Ridge. But we know that we have an interest in the connection over to St. Francis and it was discussed earlier. It seems likely that there would be a need for a connection north from the east side of the Community College up and connecting into that roadway.

We're also working aggressively on the interchange. The next step is to do a feasibility study and have that go on the STIP, on their five-year program and all of the work that we've been doing on the College District Plan has kind of gotten in the way of doing some other things, but we'll resume working on that and working with other landowners and the County to develop the feasibility study based on the requirements of the Highway Department and move that forward, and then lobby, along with the County and hopefully the City, on having that placed on the STIP so that we could look forward to making its way down the program and future funding.

And that would of course, increase capacity in the area by having the interchange as well as additional roads.

COMMISSIONER GONZALES: So based on your water availability now and the phases that are going forward in Windmill Ridge, and even if there is future water that comes available, how many more years will you be using Richards Avenue as a primary access? I mean, will it always be used as a primary access?

MR. TAUNTON: Well, it will always be used, yes, as an access, but we haven't really analyzed that yet. I think the work that Al Pitts is going to be doing on the T-model is going to answer a lot of those kinds of questions as to Richards. If it becomes a four-lane roadway south of I-25 with an interchange, what is the capacity of that roadway under those kinds of program improvements, and what would adding a connection over to St. Francis do? Are there other alternatives we can look at? So we'll be finding that out, I'm sure, in the first quarter of next year.

COMMISSIONER DURAN: Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Duran

COMMISSIONER DURAN: I don't have a question for you, Bob. I do have a comment or two about a couple things that you mentioned, Commissioner Gonzales, and that is I think it's unfair, and I'm actually opposed to your desire to impose the restriction on Oshara and the Taurus Group that their institutional uses cannot go forward until they have actually found another, an alternate site. I think that the plan itself, and all of the property owners out there -

COMMISSIONER GONZALES: An alternate route, not a site. Is that what you're saying?

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COMMISSIONER DURAN: Alternate route, yes. I mean, this is a Community District and everybody is participating and contributing to the traffic out there and to require Oshara and Taurus to be the ones to go out there and be the only ones to try to find an alternative route I think is unfair when it's the district as a whole is going to be contributing to this problems. I'd like to see something a little bit more equitable mentioned and I think that it should be that the Community District, all the community property owners, all the property owners within the Community District would participate in finding an alternate route, rather than just leave it up to a couple individuals.

COMMISSIONER GONZALES: Well, Commissioner Duran, my point to Ms. Vazquez was that I understand that Oshara and Taurus, they're going to contribute to Richards Avenue for a reason. They're not doing it for the sake of everyone else's good. But I think it's also important to recognize that the key to those properties being successful and achieving the goals is that there is measurable commitment to get that access to St. Francis, because that is, we're talking about 600 acres right up against Richards Avenue without any other type of access point. Those 600 acres are going to go onto Richards Avenue right now unless we get the commitment from the group that they will make it a priority.

COMMISSIONER DURAN: That's what Rancho Viejo is doing, using the same road.

COMMISSIONER GONZALES: Rancho Viejo is using that road and Rancho Viejo Boulevard. So, all I'm saying, and what I'm asking of – and I don't want to be unreasonable, but all I'm asking is that we see that commitment to St. Francis.

COMMISSIONER DURAN: But it should be from everybody, not just – and Bob just mentioned it himself that he's working with the group. But I think—

COMMISSIONER GONZALES: I don't think you can develop – you can expect that 600 acres can be developed and Richards Avenue would be the only source of access to that 600 acres. I think that's unrealistic and unfair to anyone who's going to be driving on that road. So how do we get past that, is all I'm asking.

COMMISSIONER DURAN: Well, I think I just heard Bob say that they were working with Oshara and Taurus. They're also interested in finding an alternate route. Because I think that as their phases get developed, they're going to be dumping more traffic onto Richards Avenue and we're going to have to be analyzing that impact in addition to Taurus or Oshara.

COMMISSIONER GONZALES: What I was going to ask, Commissioner Duran, and I think that this would be helpful from the staff is that we need to understand what the current capacity is of Richards Avenue. How much the capacity is going to grow after the contributions are made, and then what happens after that capacity is met. Whether it's finding that alternative access or waiting or at some point. But at some point, at some point, we're going to reach our max.

COMMISSIONER DURAN: The burden should be proportionate.

COMMISSIONER GONZALES: That's fine, but I think that if they come in with a development plan that's the full 600 acres, then I think that there needs to be some

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commitment that there's going to be an alternative route into that property.

COMMISSIONER DURAN: I can see that.

COMMISSIONER GONZALES: And that's what I ask. I asked that there be a commitment made that they're going to pursue going to St. Francis. That that needs to be a commitment when they come in for master plan zoning. But I think everyone realizes that Oshara and Taurus are not going to write a check for Richards Avenue without the expectations they're going to use it but there are limitations on them as much as there are going to be limitations on Rancho Viejo for using Richards Avenue.

COMMISSIONER DURAN: And I think it's fair that the limitations are applied evenly, based on the impact the development that is coming forward for us to review will have on the traffic patterns, or the traffic on Richards Avenue. That's all I'm really saying.

CHAIRMAN ANAYA: I tend to agree with Commissioner Duran as far as establishing an equity position, Commissioner Gonzales. And I also see that there is a potential already being established with Bob and Al Pitts to look into that particular scenario. I think with a coordinated effort out there, I think everybody's wishes can be attained.

COMMISSIONER GONZALES: All - I want to make sure what doesn't happen, Mr. Chairman and Commissioner Duran, is that we go forward with this Community College District Plan, and we start flooding and inundating Richards Avenue beyond capacity. So however we achieve that equitable commitment, I'm with you on that. I think everyone should contribute who's going to use or who needs to use that secondary access but we just need to make sure it happens. We need to make sure it's in the ordinance and those secondary or those primary accesses or what will become primary accesses do take place. And I think it's unfair that we would approve this Community College District Plan without making sure that people understand that there's got to be a major commitment to find those alternative road networks.

COMMISSIONER DURAN: I think it's across the board -

COMMISSIONER GONZALES: Right. I'm not arguing with you on that. I agree.

CHAIRMAN ANAYA: Okay. Anyone else?

KARL SOMMER: Mr. Chairman, my name is Karl Sommer. My address is P.O. Box 1984. I say that, because the last time I saw you was Halloween and I was dressed like Bob as Zorro.

CHAIRMAN ANAYA: Was that you?

MR. SOMMER: He just didn't bring his mask and his hat tonight. I was going to have him put on Jack's hat.

CHAIRMAN ANAYA: Karl, was that you?

MR. SOMMER: I know it was hard to tell, but I'd like to say a couple things. I won't take very long, and first, I don't want to go too far with this because I have to work with these gentlemen and I don't want to make it difficult for myself. You have over here Roman Abeyta, Jack, and Judy's not here, but she spent a lot of time, and Steve, who represent

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three different elements in your staff. One is Roman, from the Development Review standpoint, Jack and Judy from a planning standpoint, and Steve from a legal standpoint.

And I've worked, together with Ms. Vazquez over the last month with these three gentlemen and it's been a pleasure. It's been productive, and what you have in front of you represents a balance of philosophy. I think we handed them a document that was largely unworkable from their standpoint and they have in front of you something that can be used and can be used effectively. And I know there are other people on the staff that deserve credit, but, as I said, I don't want to go too far. They've done a great job. They've been a pleasure to work with and it's been productive and it continues to be so.

I'd like to say about the ordinance you have in front of you, it reflects, in terms of what it actually is is a balanced vision that was stated by this Commission years and years ago. I know when Commissioner Gonzales ran, I think he was the first of many Commissioners since that time, and Commissioner Anaya, to talk about jobs. This ordinance has a meaningful, not just lip service, it has a meaningful methodology to create employment in the Santa Fe area that is not currently available. The other thing that you all have talked about consistently, time and time again, every time I've been in front of you, is housing opportunities. And what you have in front of you in terms of a proposal is largely due to these three gentlemen who this week insisted that this version of the ordinance have an affordable housing component.

It was not in that until they got together. And the other thing that you all have talked about is a quality of life for the people who live here. And I think last time we were here talking about the plan I heard a very eloquent speech about how communities grow up in an organic fashion and how this is hopefully a pattern that will develop in the Community College District. I think we talked about northern New Mexico villages and that sort of thing. The one component that you all have provided for in the plan, and now in the ordinance if you adopt it, is that people won't be leaving this community to find work. They will not be leaving the place where they were born to look for meaningful employment or for their kids, for a place to live. And I think that is a pattern in northern New Mexico that has been in many cases insoluble.

What happens is that areas gentrify because the only people who can stay are the people who can afford, or they have to sell and hopeful, what you've created here is housing opportunity, employment opportunity and a quality of life. And by quality of life, I mean you have large tracts of open space that are zoned. You have facilities that are planned: trails, recreational facilities, and it is all based on one fundamental premise, that the County is using its utility and infrastructure resources in the most efficient fashion. That's what this ordinance represents. It represents a balanced vision about employment opportunity, housing opportunity, quality of life. That's what this is all about.

And I think this ordinance, it's not perfect. It won't ever be perfect. We'll run into problems with it from time to time. That's what this ordinance reflects. And that's what it attempts to reflect. I think that there are a couple of things that we need to be mindful of as we move forward through this ordinance process. The County has a water utility that in many ways is fledgling, but it's there and it's viable and it's operating. And it has great potential. I want to make sure that we pay attention to this particular ordinance so that this ordinance allows

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people to utilize the County's water utility and that it gets drafted, and I think that it is in part, but there's one section we need to deal with which is when we deal with the community water system, Mr. Abeyta raised the issues and I thought about it for the first time sitting there that a community water system must show a 100-year supply of water under the County Code.

Well, the County's water utility, hopefully, will be dependent, or not dependent – will in large part be able to import water and utilize the County's allocation of San Juan Chama water in addition to other water it might acquire. Those might not be "100-year." I can tell, I know the San Juan Chama, I think, is a 40-year contract, so I say to us here on the record, I think we ought to look at this ordinance and make sure that this ordinance doesn't say that the County's water supply has to be 100 percent 100-year, because we want to encourage people to use the County's water supply. We want that system to develop and expand in this region so that the County's resources are placed there. I add that note to the record here tonight because I think it's important.

The other thing that's important, that has been discussed much here tonight, and I think that it is one of the places where there is a tension in what we're trying to maintain in the objects that we talk about. One is a quality of life, and the other is employment opportunity, and some times those come up against one another. And I think that what I've heard in the discussion here is that Employment Centers provide an opportunity for employment, but they also provide the opportunity for letting the horse out of the barn on a retail, sort of strip mall vision that we all want to avoid.

I would say that as we move forward with this ordinance and deal with this Employment Center idea, that this Commission is going to need to stand back for a moment and say, What could be coming down the road that we want in this community? Is there anything in this ordinance, when that opportunity, whatever it might be, shows up, that will say we can't do it because of the way we drafted it here? I've worked hard with Steve, Jack and Roman and Rosanna, to come up with what I think is that opportunity for you all to consider, yet deny if you don't like it, in this ordinance dealing with the Employment Centers. And what it is is, the general rule is that Employment Centers are mixed uses. Okay? And we've talked about the uses and paring those uses down so that an Employment Center is really meaningfully an Employment Center, not a retail center or an institutional campus. And I think that can be done.

But even so, there's going to come a point at which somebody is going to bring a major employer or a major employment opportunity to this Commission and the timing may not be just perfect. And you all still need the opportunity to say, We're going to make it happen. And we're going to write in here that possibility. That's what we're all aiming at here. Not requiring you to approve something, but giving you the opportunity to listen to somebody who's got a great idea. And that's what item number 14 in this matrix is aimed at. It says, In your discretion, if you like what you see, and it's a great opportunity, take it. Don't allow yourselves to be right now drafted into a corner in the ordinance that says, Oh, we can't do it because there's no New Community Center down the road. Or there isn't enough residential.

Some times opportunity comes and you've got to be ready to take it, and that's what

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we're all after here in a general sense. And I think that you all get that idea. I hear from you that employment means meaningful jobs. And we've talked about software companies and typical kinds of employment, but it's probably going to be none of those. There's going to be some other kind of real opportunity that you're going to need to take, and I don't want to see you draft yourself into a corner here. And I would urge you to leave yourself that exception opportunity that we're trying to create and will continue to try to create with the idea that you are going to solve a problem for all of Santa Fe County. And that is that our kids don't have to leave to get jobs. Our kids don't have to leave to find employment opportunities that are meaningful.

So that, in a general sense, what we're after in this exception, and I've worked with Steve, Roman and Jack and I think that they're in agreement that there is a regional component to this stuff. And not to beat a dead horse, but going back to the Richards Avenue question, we've worked hard with Steve to deal with this question and the numbers are as follows: Right now it looks like there is 8,000 average daily trips on that roadway. It is at probably nearly at capacity. Now, there are several ways to increase that capacity. The initial was widen the shoulders. Do some lane widening, and that would add capacity. That would add probably in the nature of 10,000 ADTs, which would mean a total capacity on that roadway of 18,000 average daily trips, just by widening the roadways. That was the original project.

But as this project moved forward, simultaneously you had the Community College District coming forward, and they said, Wait a minute. Let's talk about Richards Avenue in a more global sense. It's an entrance into what the County is calling, really what the County is saying this is where we're going to put our bang for our buck. So as an entrance, what should it be? It should probably be a four-lane road at some point. It probably should have traffic calming measures in it because of the traffic that's going to be coming and that's where the ideas of roundabouts came. And it should be wider. And with that discussion came the idea that well, Ms. Petchesky's property is going to have to give up some right-of-way, and she's been willing. And the Oshara and Taurus properties are going to have to give up right-of-way in order to make that design possible.

Going back to the beginning of just widening the shoulders, Rancho Viejo can do that now without any additional roadway right-of-way. But as the College District Plan moves forward, this idea of planning for the future and making this a real, meaningful entrance into the Community College District, a four-lane proposal, four-lane design became a real possibility. And in fact, every level of that design has now been put on the table. The engineers who have worked on it have the basic lane-widening. Then they have a bigger project. And then they have a four-lane project. It's all been designed and it's all being planned for.

What will happen is if those additional lanes and that additional capacity become necessary as a result of development either in the Community College District or on the Oshara property, the County staff is now taking steps to make that possible. And that's what that agreement is all about. So in sum, the basic deal – I'll call it the basic deal, which is the lane-widening, that would produce about 18,000 ADT. That's 10,000 more. Rancho Viejo,

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probably over the course of many, many years could use that up but it isn't going to be timed that way. There are other people going to come in and use up some of that capacity. But if you go to four lanes, bike lanes, traffic calming, the ADTs go up, the capacity goes up and the congestion and traffic issue on Richards Avenue gets addressed.

And what we're trying to do right now is put in place the mechanism for that to happen. We're requested that Oshara and the Taurus give up the right-of-way now even if it doesn't get used, and dedicate it now. And I think Ms. Petchesky has been asked and thus far has been willing and I haven't talked to her personally; others have.

COMMISSIONER GONZALES: Let me just ask you, Mr. Chairman, and Rosanna may need to jump in on this. Focused on the 10,000 additional units that will be available with the widening.

MR. SOMMER: The ADTs.

COMMISSIONER GONZALES: The ADTs. Right. So help me break that down. What is it that you guys think you're going to need? What do you anticipate using of this?

MR. SOMMER: I can tell you that based on the preliminary numbers that we're talking about, Rancho Viejo can in the foreseeable future, I mean the reasonably near future, probably use 3,500 of those ADTs.

COMMISSIONER GONZALES: Okay, so Rosanna, have you guys done any projections of how much you're going to contribute to Richards Avenue with -- is Linda still here?

MS. VAZQUEZ: We haven't done projections for ADT, however, we have discussed with Rancho Viejo and the County a 2,000 ADT number for the preliminary phases for Oshara and Taurus.

COMMISSIONER GONZALES: For both developments?

MS. VAZQUEZ: Yes.

COMMISSIONER GONZALES: Okay. In the 600 acres that comprise Oshara and Taurus, you're saying you'll use 2,000 ADTs?

MS. VAZQUEZ: Commissioner Gonzales, the numbers that were run were run by Bill Conway who's not here, but we were given a proposal for being allotted a 2,000 ADT number off Richards Avenue. We took that number and we divided it into square footage for commercial and the amount of residential and came up with the conclusion that that would be sufficient for a portion of the development, of course not everything. And we agreed to that.

COMMISSIONER GONZALES: Are you expecting with the road development agreement that you're currently working out with Rancho Viejo and the County that your contribution will yield you back, you and Taurus, or --

MS. VAZQUEZ: Taurus and Oshara.

COMMISSIONER GONZALES: Two thousand ADTs? Is that what you call them? Average daily transportation?

MS. VAZQUEZ: Yes. That's right.

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COMMISSIONER GONZALES: That's what you're going to be expecting out of this road agreement?

MS. VAZQUEZ: That's what we're looking at at this point, yes. And I will just add again that we are looking, we are working with Public Works closely on the right-of-way, the dedication of the right-of-way for the additional four lanes so that we can design a road on Richards Avenue that would be compatible with the desires of the Community College District group, which was a roundabout and a flare-out in some areas, and we are working diligently on the other connection as well. I know that Oshara has had discussions with Rancho Viejo with respect to that St. Francis connection.

COMMISSIONER GONZALES: And I, just to go back to what Commissioner Duran indicated earlier, I apologize. I didn't know that the widening was going to provide -- and that's why I think we need to have that kind of analysis coming from the staff and part of this is what we truly expect to happen out of Richards Avenue, what do we expect with the expansion is going to happen, who do we anticipate it's going to assist? What's the life period of that expansion? Those are all things that I think, those are a lot of questions that I don't understand so I would naturally move to the assumption that there is an immediate need for an access to St. Francis. That's the kind of information that I think is going to be really helpful that I need.

MS. VAZQUEZ: Commissioner, I believe that Gino's here and he can talk to you a little bit about that so we can get that resolved, but the property owners out there who've been contributing and are going to contribute to the development agreement have been looking at those issues as well so that we could make a determination as to pro rata share of the costs as well as other road connections that are going to be necessary for the development of these projects.

COMMISSIONER GONZALES: But you're expecting at this point for the road development agreement to be able to service 2,000 trips a day?

MS. VAZQUEZ: What we're expecting is that we would get 2,000 as our share. What the road agreement is currently stating is that the road would give us an 18,000 ADT. So that would give an additional 10,000. Dependent on which design is implement, and that's based on right-of-way acquisition, and of course funding for the additional cost of the roundabouts and the flares, would determine how much additional ADT there would be on that road.

MR. KOLKMEYER: Commissioner Gonzales, I'd like to also add that we have retained Mr. Pitts under contract to the County to actually work out traffic modeling for us and we really, the reason we did that is not frivolous. We believe that these future developments have to have that information, that they should really consider. We need to be able to model that road system and to take these things into account. And we're not completed with his work yet. We really think that -- we agree with you. We think that it's really important for staff to have an input on traffic and the road network, which is the reason that we hired Mr. Pitts, and we should be done with that, hopefully in March. Is that right, Al? Hopefully before that, but somewhere around March that we'll have that traffic modeling for

you, and then we think that's an important piece.

MR. SOMMER: And Gino can clear up if I'm made some mistake. I'm a lawyer; he's an engineer. Isaac's cleared up some things with me. I think he'll do that clearly as well. So in conclusion, I just want to thank staff, but I'd also like to thank each one of you.

You've had to put up with our phone calls. You've had to put up with continually having to schedule meetings. I know it's difficult. Tomorrow's Thanksgiving, so on behalf of myself and Rancho Viejo, I'd like to wish you all a happy Thanksgiving, and to you all as well. Thanks.

CHAIRMAN ANAYA: Anyone else?

LISA TOMETICH: My name is Lisa Tometich of Taurus Group, and my address is 2074 Galisteo Road. Good evening. Chairman Anaya, Commissioners, I would like to speak tonight as a property owner. My property is Taurus Group. And first and foremost, I need to say and let everyone know and especially you, Commissioner Gonzales, that we are seriously committed to making this a true mixed-use development. We are strictly Employment Center zoning on the map and we would be terribly limited I think, if we were tied to the phasing of a New Community Center.

You expressed the idea that maybe we could actually develop a community center first and then work from there, which I don't - is a possibility. It's not zoned that way now, but it's not impossible, but I think we can't just expect that on account of - well, somebody like Mr. Sommer said that we could in fact end up with a user that could come to the area that could provide employment and a great advantage to the area if they came to use first and I wasn't tied to that phasing. I just want you to know that we are committed to this.

COMMISSIONER GONZALES: Can I ask just ask you a quick question before you continue.

MS. TOMETICH: Sure.

COMMISSIONER GONZALES: So, are you, did you ask for the Employment Zone designation or are you wanting a New Community or a mixture of the two? Are you happy with how things are designated now?

MS. TOMETICH: Well, I believe that we ended up in that zone as a result of where the property lies. The sloping, the situation where it would definitely be the first property as the gateway, if you will, into the Community College District, and the proposed, and I know it will be built, interchange. And we lend ourselves more to an Employment Center zoning I believe, and what it's supposed to stand for and what it would bring to the Community College District.

COMMISSIONER GONZALES: So you're in favor of your property, though, being designated as Employment Zone area?

MS. TOMETICH: Yes, because of the fact that there is so many opportunities for mixed use, a great deal of residential as well, and I think that it doesn't limit anything. It's definitely zoned properly in my thoughts, in my feelings.

COMMISSIONER GONZALES: Okay.

MS. TOMETICH: I just want you to know, again, that we have been

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committed in the Richards Avenue development agreement with Rancho Viejo and Oshara and that we are in fact talking further about that. And I do realize too, I agree with you in that if we bring that extension from St. Francis/Old Agua Fria in through, and it would cross Oshara property and mine, it would bring a lot to the whole district eventually as it's built out, and it would be used by the whole district, and I appreciate that, Commissioner Duran, that you recognize that in the future. And the fairness of it, if you will.

Let's see. Yes, and we are too, I believe, you asked me about the zoning being what it is and I feel that we could add a lot of regional uses as well, and we will be just by virtue of where we are and the fact that the interchange will be right there and that we need to be able to plan development in the sense of a regional plan as well as the district. But we are committed to making - we've worked with this plan all along. We've looked at all possibilities of working with the whole district. We are terribly committed to the road, the circulation, the Richards Avenue development and making this a true mixed-use project. So I would ask that you might accept the language set forth on the amendment on page 14. And I would really appreciate that. I think that's it. Thank you.

COMMISSIONER GONZALES: Thank you for that commitment.

CHAIRMAN ANAYA: Thank you, Lisa. Can we hear from our engineer, please, Gino?

GINO DEANGELIS: Commissioners, I'm Gino DeAngelis, 7753 Old Santa Fe Trail, project development engineer for Santa Fe County.

CHAIRMAN ANAYA: Excuse me, Gino. You're County staff and I think we're through with County staff and at least two Commissioners here say that they want to hear from the public.

COMMISSIONER GONZALES: I think he was just going to add some traffic information.

MR. DEANGELIS: There's been some misrepresentation of traffic numbers. I just want to clarify them for your edification.

CHAIRMAN ANAYA: Is that okay?

COMMISSIONER DURAN: That's fine, yes.

MR. DEANGELIS: We recently made a count for ADT on Richards Avenue within the past six weeks and we counted 8,400 ADT. We estimate the capacity of the existing road the way it is at approximately 15,000 ADT at E level of service, which is a poor level of service. And with the addition of the six-foot shoulders, which is the intention to widen Richards Avenue, we should approximate a capacity of 18,000 ADT. So I just wanted to clarify those numbers because there have been some different numbers passed around here. And these numbers have been previously given at previous public hearings for the Richards Avenue project. Thank you.

CHAIRMAN ANAYA: Thank you, Gino. Anyone else?

BOB WILBUR: Mr. Chairman, Commissioners, my name is Bob Wilbur and I'm a resident of Vista Ocaso Subdivision, which has had some discussion this evening. I've heard some information this evening that I wasn't aware of when I prepared my remarks so I'm

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going to have to revise them a little bit. We think the Community College District Plan is a very good plan and you were wise to adopt it, but we think that the ordinance to implement it, we may be rushing it to completion a little too quickly as the number of amendments already received, the amendments yet to come and the discussion this evening demonstrate.

The example I wanted to discuss with you that has received some discussion here this evening concerns the land use zoning map and the fact that originally the boundaries of Vista Ocasá neighborhood were effectively doubled by the addition of 150 acres of undeveloped land, which had never been part of the subdivision. I heard for the first time this evening from Mr. Kolkmeier here that one of the landowners of that undeveloped land would like to opt out of that classification and come under the Fringe Zone classification.

However, that zoning classification could drastically alter the nature of the Vista Ocasá neighborhood in that it would allow 150 dwelling units to be clustered on that undeveloped land. And we're concerned that that density and the congestion that it could cause along Dinosaur Trail, its proximity to the major development being proposed over on Richards Avenue and to the Employment Centers on Highway 14 and those that are developing along the east frontage road would involve a very high density, congested area right south of the freeway there.

Now there are many things that we like about the Fringe Zone. I don't want you to misunderstand me and think that we're totally opposed to it. It does provide more public access to open space. It does require the future development to comply with the new plan in terms of road standards and trail standards and provides for better utilization of water and utilities and so forth. And we think it could and is the whole area and will create a better sense of community in Vista Ocasá. But we do feel that the density is a problem.

According to the draft ordinance and the supporting zoning matrix we have over here, the Fringe Zone is really meant for terrain which is sensitive to development, such as hillsides, and we have very little terrain like that along Dinosaur Trail. It's also meant to provide a transition area between existing neighborhoods and between villages, Employment Centers, and Institutional Campuses, which really doesn't fit our situation. So we think that we really need to take a closer look at the Fringe Zone category, at the densities that are allowed at the particular situation along Dinosaur Trail between Richards Avenue and east frontage road and consider that the density may be too high.

Also, we would need a buffer between the new development similar to the buffer that has already been identified between our neighborhood and Rancho Viejo to the south. Thank you.

CHAIRMAN ANAYA: Thank you very much.

COMMISSIONER DURAN: Mr. Chairman, I just have one comment. I forget what your name is.

MR. WILBUR: Bob Wilbur.

COMMISSIONER DURAN: Bob, when I met with you the other day with the Sierra Club, you mentioned to me your concern about this 150 acres that was not going to be included in the District Plan. And at that time, correct me if I'm wrong, your concern at that

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time was that you were afraid that they were going to develop this thing into 2.5-acre lots and it would create too much sprawl. Now that they have agreed to be part of a plan, you now have a different concern. Is there anything that could be planned for that piece of property that you would agree to?

MR. WILBUR: We've changed our attitude somewhat because we've learned more specifics about what is planned for that undeveloped land. When I talked to you last week, I wasn't aware of what the proposal was and we were initially concerned that there could be up to 60 lots, 60 2.5-acre lots hypothetically developed along there, each with a road to the lot and utilities to the lot.

COMMISSIONER DURAN: But the last time I spoke to you, I thought you wanted clustered development, you wanted compact development.

MR. WILBUR: We do want cluster development but we didn't realize the density that the Fringe Zone could allow, and that's one dwelling unit per acre. And to jump for a potential of 50 or less dwelling units to 150 creates a much different situation.

COMMISSIONER DURAN: Okay. Thank you very much.

CHAIRMAN ANAYA: Thank you, Bob.

MR. WILBUR: You're welcome.

ROBERT GARCIA: Mr. Chairman, Commissioners, my name is Robert Garcia and I live at 8 Spirit Run Place in Rancho Viejo. I also want to add my voice to those who said that I think you've taken a great step forward with the adoption of the plan and obviously, the ordinance goes a long way towards giving you the ability to implement the plan. So I want to compliment the staff and you and the community, everybody who's been involved in its development. So I hope you'll forgive me if I don't mention the 95 percent of the stuff that I think is really great and just home in on a few particular issues that I do have questions about.

There's been a lot of discussion about Richards Avenue, so maybe I'll just start right there and I'm glad there was a clarification made about the additional capacity that we can expect to see by adding shoulders to the road, because the increase in capacity is not as substantial as you might have thought otherwise. As far as the four-lane, the concept of widening Richards to four lanes, it does seem that there's two significant hurdles there that would have to be overcome. One is four lanes to where? Is it just four lanes to a two-lane city road, which then in turn leads to an already crowded Rodeo Road, it doesn't seem like we've accomplished an actual increase in capacity. Also I think the width of the underpass is going to create problems.

Now of course this picture totally changes if the interchange is built. I totally agree with that. That would change that picture significantly, although even there, it seems like the access that I've heard people talk about that would connect up to St. Francis where there's already an interchange, definitely seems like that's the way to go.

I had some comments about open space, because I think that that's one of the prime goals of the whole plan and something that certainly the residents of the area are interested in, but actually, the two questions I had, the amendments that were passed out tonight, I think

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addressed that adequately. And I also had comments on the parking requirements for non-residential areas, but again, I think the amendment addressed that adequately.

On page 13 of the ordinance, on line 17, there's mention of the acceptable level of service, but I was unable to find in here in the amount of time I had, any statement of what is the acceptable level of service. And of course that's one of the factors that you have to take into account when doing all the planning for circulation. So perhaps there could be some clarification.

On page 13 still, on line 31, is the beginning of the discussion of no-outlet roadways. And it seems as though this would also apply to residential areas. I just wanted to observe that it seems like one of the benefits of many residential areas is in fact that the houses are built on no-outlet roads. It cuts down on through traffic. So I was just wondering why there seemed to be such a stringent prohibition on no-outlet roads.

And on page 17, line 16, there's a mention of pedestrian sidewalks. That's great. There's no specific mention of bike lanes. And that also seems to be an integral part of the plan, the desire to give people alternatives to driving, that there might be a paragraph added that discusses bike lanes.

On page 19, which is the schematic for the living priority roads cross section main street, on this cross section and the section for village street, and for neighborhood street there are no bike lanes. And perhaps the concept is that the traffic will be going slow enough that there's no need for bike lanes but the design speed as given is 30 miles an hour, which probably means that people are going to drive a little bit faster than that, and I would just suggest that either having bike lanes or a lower design speed I think would be a good improvement for these streets.

Also on page 20, the village street as well as on the next page, the neighborhood street, have sidewalks. The sidewalks are only four feet wide, however. That's hardly wide enough for two pedestrians to pass each other. And it seems like one of the possible amenities that we might get in the village centers is an opportunity for outdoor dining, for sidewalk cafés. In order to accomplish that we would need wider sidewalks. It's possible of course, to have that built in as part of the development but as I said, a four-foot sidewalk is hardly wide enough just for two people to walk past each other. So if we're going to try to encourage pedestrian traffic in the most dense part of the developments, I think we want to try to build in wider sidewalks.

Now on page 29, there's discussion here of open space standards and like 23, it says that private open space shall be counted if it is physically contiguous or separated only by road or trail features from adjacent open space and is not enclosed by fences, walls or other structures. Taken into the context of the 50 percent requirement for open space, and all of these items that are defined as open space, it seems like it would almost be, and perhaps would be possible for open space, in a particular area to be made up entirely of the required setbacks from the roads and private open space, which would translate basically into no open space, unless at the conclusion of line 25, it is not enclosed by fences, walls or other structures, wording such as "and is open to the public" were added. It seems to me the purpose of having open space is so that the public can have access to it. Otherwise, it's not really open space, it's

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just a view corridor.

On page 29 also, further down, line 26, it says, Open space shall be dedicated or reserved on the final development plan, and I'm not sure exactly what reserved means. And perhaps the staff could answer that, if that's acceptable to you, Mr. Chairman.

CHAIRMAN ANAYA: No, go ahead. Continue sir.

MR. GARCIA: Okay. You want me to continue?

CHAIRMAN ANAYA: Please continue.

MR. GARCIA: Well, my concern is that if reserved means it's shown on the plans but not actually dedicated, if there is no enforcement that it be dedicated later on, or at the particular time that it's offered for dedication it's not accepted, if that means the reservation goes away, then that means there is no open space.

On page 32, on line 10, this is under discussion of landscaping, there's a statement about the irrigation that's required for non-native plant materials. It seems like it would just be preferable at this point to recognize the situation we're in and only allow native plants to minimize the amount of irrigation that's necessary.

In the opportunity which was brief, tonight to review the affordable housing amendment, I think that amendment is excellent and I just want to say as a resident of Rancho Viejo, I know that they have made a commitment to provide affordable housing and some of their even standard housing, I believe meets the definitions here. And from my observation, it works fine. It has no negative impacts on the neighborhood at all. I think it's only positive impacts. So I really want to commend Rancho Viejo for going in that direction and I think your plan's going in the right direction.

However, I would just observe that if the goal is to provide affordable housing at one time, the plan, the ordinance seems to work. If it's to provide an affordable housing opportunity in perpetuity, it doesn't seem to mention that. In other words, it basically seems to be a subsidy by the developer to a particular, to one individual or family at that time, and they then get to accrue the benefit of the increased value of the housing so if and when they choose to sell, it's no longer affordable housing.

So either there could be some consideration – and that might be a little beyond the scope of this particular discussion tonight. There could be some discussion in the future either of rental housing or of something such as Habitat for Humanity does, so that the equity is shared between the person who first buys the affordable housing and future purchasers.

Finally, because I sense that I should hurry, the amendment that is being proposed to you tonight, amendment number 14, I do have a concern with that proposed language and I think you should too. The language which basically decouples the Employment Center from the housing, from the entire concept that it be mixed use. It concerns me for two reasons. One is, what assurance is there that the following phase, which would be required to be mixed, ever be developed? One particular concern was that when your staff was answering the question about the availability of water, they pointed to a section in here which states that each phase, before it can be approved, there has to be an assurance that there's available water. What happens if the first phase, the Employment Center, gets built and there is no assurance that

there's water for the next phase, which was supposed to be built at the same time but is now not under this amendment. Housing, therefore it can't be built.

The second is there has to be some sort of balance between jobs and housing and I certainly sympathize with the statement that we want to try to get in a position where people don't have to leave the community in order to find jobs. We also don't want them to have to leave the community in order to find housing. They have to come together. So I would encourage you to think very seriously and to be concerned about that proposed amendment. Thank you very much.

CHAIRMAN ANAYA: I'm sure all those concerns will be addressed in the future. Thank you very much. Next speaker please.

JACK SULLIVAN: Are you preparing a rebuttal already? Thank you, Mr. Chairman, Commissioners. I know the hour is late. I've tried to put my thoughts down as succinctly as I can. I'd like to say that some of these concerns have been addressed tonight. I think very well and very thoroughly by the Commission and I just want to highlight them for the record. My name is Jack Sullivan. I live at 49 Churchill Road. I'm a landowner and a resident of the Community College District.

I feel that the Community College District Ordinance and the land use and zoning and circulation maps which are a part of that ordinance, all of which I'll call the plan for simplicity, is headed in the right direction. However, it is far from complete.

CHAIRMAN ANAYA: You're not going to read this to us, are you Jack?

MR. SULLIVAN: I'd like to.

CHAIRMAN ANAYA: Can you highlight it?

MR. SULLIVAN: I think I'll take one-tenth the time Mr. Sommer did, Mr. Chairman.

CHAIRMAN ANAYA: Well, at least highlight because I think --

MR. SULLIVAN: Well, it's fairly short. It's double-spaced.

CHAIRMAN ANAYA: Okay.

MR. SULLIVAN: I realize the hour's late, but we've had I think three hours of proponents and I would request --

COMMISSIONER GRINÉ: Just go ahead, Jack.

MR. SULLIVAN: Thank you. I am concerned -- because I will interlineate a few comments along with this. I am concerned about the urgency for approving the plan with four public hearings scheduled during the next four working days. I don't feel that this gives the EZC or the EZA next week enough time to deal with all of the amendments and the concepts that we've discussed here tonight. However, the fact that the plan is incomplete in my judgement should not be seen as a reflection on the efforts of the County Planning staff. I want to make that clear. A lot has been accomplished since the committees began meeting this summer, but more needs to be done.

The Tesuque Plan, by comparison, which was approved last week, took six years. We're way ahead of schedule. I am particularly concerned because I see the Santa Fe Community College District Plan as a model for other upcoming district plans and an rush to

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judgement on it will provide others with a flawed model to follow. A major omission is the analysis of water demand and supply. And the inclusion of engineering and hydrologic input. Everyone would agree I'm sure, that it is the County's responsibility and obligation, to plan for land use. Yet, isn't it also the County's responsibility to plan for water use? Should that be left to private landowners and developers to accomplish on a piecemeal basis? Certainly not. The two are inseparable. We have developed a plan and ordinance which set the direction for the development of 17,000 acres of land immediately adjacent to the city urban area without any regard for water supply constraints.

Instead of focusing solely on where development can be physically accommodated, we need to decide how much water can be reasonably expected to be supplied over the next 20 years and scale our growth to that. If more water becomes available, or if we obtain better water supply projections as a result of better monitoring, the plan can then be amended.

Commercial development tracts called Employment Center in the plan, which we've discussed at length here this evening, are another major problem. Without the benefit of market studies, several large, commercially zoned areas have been designated which will compete with the smaller commercial enterprises we hope to see in the Village Centers. I do support the matrix condition regarding the simultaneous development and the concern expressed by Commissioner Gonzales that there are too many uses allowed in the Employment Center. Those uses, if you look at the matrix, include gas stations, motels, and outdoor markets.

One track which we've discussed this evening, which is proposed for commercial development on Richards Avenue at the I-25 overpass will, I believe, ruin the gateway to the Community College, which I would like to see us preserve just as we've preserved the Old Pecos Trail gateway to the city at the Pop's site.

CHAIRMAN ANAYA: Hold on, Jack. I'm lost here. What page are you on?

MR. SULLIVAN: On page 2. I'm half-way through already.

CHAIRMAN ANAYA: Okay. I just wanted to follow clearly.

MR. SULLIVAN: Sure. I appreciate that. I'm half-way through. I appreciate your stick-to-it-ness there. I feel that this is a gateway that's every bit as important as the Pop's site was. The County's proposing to zone this track for a wide range of commercial uses with no limitation on size. To preserve the Community College gateway, the County will have to purchase this land in the future using our new taxpayer supported open space program at a greatly inflated price due to its newly acquire commercial zoning.

Traffic and road system planning has also been discussed this evening and is incomplete at this time. Major collector roads are shown on the plan bisecting existing subdivisions and designated as "roads requiring further study." The important I-25 frontage road issue has not been addressed and neither has the Eldorado Road connection issue. An I-25 underpass is shown for no apparent reason other than it was on a previous plan. As you can see from tonight's discussion, even Richards Avenue, the primary arterial, has not been fully addressed.

There's been discussion of counts regarding Richards Avenue. I attended the presentation last week by Tierra Engineering, the consultants for Rancho Viejo regarding the widening, the final widening of Richards Avenue, which is not out to bid. Their figures of

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traffic capacity of Richards Avenue, now and with the widening are similar, similar, to the ones you just heard. Their figures were about 8,000 ADT currently. That the capacity of the existing road is 12,000 ADT. These are not my figures; these are Tierra Engineering's figures, and that the widening would increase that to 16,000 ADT. I think the figures you just heard were 8,000 existing, and 15,000 capacity. Widening would add 3,000, bringing it up to 18,000 versus the 16,000.

Probably from the standpoint of projections and averages, that's close enough, one or the other. You can take your pick. The point and the issue I think that needs to be considered here by the Commission is that although we have 8,000 ADT now, the widening does not give us another 10,000 ADT, or 6,000 ADT, whichever figures you want to take, the County's or Tierra Engineering's. The reason for that is because the County Commission's approval of Windmill Ridge some months ago, the master plan for Windmill Ridge brought that ADT, and you have a letter in your record on that, up to and I'm going to quote a figure but I'm not sure that this is the precise number, about 12,000 ADT.

So that brought Rancho Viejo up to some 600 and some units. So by that approval, you have pre-committed a number of additional vehicles out on Richards Avenue. And the 12,000 figure may not be correct. It may be 11,000, but it's in that range. So we don't have 10,000 ADT to work with here. We have 3,000 or 4,000 at the best, coming from the widening. And the issue as has been brought up of some alternate access becomes even more important.

So I think that we see that the traffic is not a settled issue and needs more discussion. We discussed the Neighborhood Zones this evening. I think that is important to define what goes in the Fringe Zones, and I won't proceed any further with that regarding the 2.5-acre tracts. Given these and other incomplete aspects of the plan at this point in time, and again I say that not negatively but simply because we are in the process of going through a process, I would ask that the Board of County Commissioners table this ordinance until the accompanying land use, zoning and circulation maps are completed and the omissions have been addressed. Otherwise, I think we're going to the EZC, EZA and everyone with a very complicated set of amendments that haven't been refined to where they can understand them completely as well. I appreciate your consideration and your courtesy at this late hour.

CHAIRMAN ANAYA: Thank you, Mr. Sullivan. How many more people wish to address – two people? Three? Okay.

JIM KLEMMER: I want you to know I tried to get this meeting postponed.

COMMISSIONER GRINÉ: Whose idea was it to schedule it tonight? I'm just curious. We were supposed to have heard it on our regular Tuesday meeting. Sam?

COMMISSIONER DURAN: He's not here; let's blame him. I think the desire is to get this process approved and out of the way. We've been working on it a long time and I think we owe it to the neighborhood out there to deal with it now.

CHAIRMAN ANAYA: It's been six years in the making, Jack. I don't know how much time you need to come to some consensus study. State your name for the record.

MR. KLEMMER: Jim Klemmer from the Richards Avenue Association. I've seen this ordinance for the last three days. The plan is a good plan, okay? We went through,

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I've been involved at least for a year and a half, attending committee meetings and things like that. As good as the plan is, we need to make the ordinance just as good. And I understand your impatience and your concern about getting this ordinance passed, but I think that it's important to get it passed in the right way. I don't see any reason why we have to revisit this again next year and ad infinitum.

What I've given you is a list of amendments. That's the first thing on there. I don't need to read those for you. You can look those over yourselves. Staff has a copy of them and this is from the Richards Avenue Association Homeowners out there. So we can dispose with that, okay? I have a land use table where we've made some corrections or some changes to the land use. I agree with the idea that they should be revisited by staff and redefined and reapportioned. What we would like to do with that land, just one thing, with that land use matrix is to put in an s over on the side that stands for special use, so that we'll know what special use is, rather than just having it down in another corner. I think that there's a duplication there too with cemeteries.

The other thing that I have for you, okay? is what I want to say about the roads. Having been a part of the roads committee since its inception, we see that there are some changes that don't seem appropriate for village and village areas that we have amendments for. And I don't know if you have a copy of the amendments. Do you have a copy of that? Okay, you received that. And we endorse all of those changes in there, especially the speeds in the villages and in the main street areas.

Fatalities happen at 30 miles an hour, okay? They should not be at 30 miles an hour to begin with if you're going to have pedestrian traffic, and that's the main thing with that.

The mixed-use concepts, how do we get to mixed-use concepts in all the different zones? And the mixed-use economic relationships that I gave you, okay? is an effort to quantify those particular relationships, understanding that the New Community Centers are Employment Centers, and they're mainly Employment Centers. And because they probably are more retail than they are manufacturing, that they employ more people, as you can see by the types of businesses that there are. So this is an attempt to show that and I don't think I need to give the whole presentation. We talked about it a little bit more last time that we were together and this, I think I would like to propose that this become a table and an exhibit as part of the ordinance. I stand for questions.

CHAIRMAN ANAYA: There's no questions. Thank you very much.

JOHN MCCARTHY: Mr. Chairman, Commissioners, my name is John McCarthy. I reside at 825 Allendale in Santa Fe. Six years ago, Jack Kolkmeier and Judy McGowan and Lorn Tryk and several others had a meeting at the commons to start work on the State Land Office project, which is now known as San Cristobal Village. We're here today because of Jack's persistence and professional work. Thank you, Jack. We're also here, for better or worse, we're also here because of the openness of Bob Taunton and Rancho Viejo in sharing information, specifically some very expensive geological information and other information all along the way. So his leadership and openness has really brought us to this point.

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I have several comments that I would like to offer. I have an interest in the Gardner property and have been working with the Gardner family and the Burttram family. I see this – also we have the possibility to work with the Berridges, which are the three major landowners in the area that's been discussed as coming out of the Existing Neighborhood and into Fringe. I would like to offer, subject to staff's verification that under the existing zoning, a one-unit per acre density can be achieved with 45 percent open space and imported water and a community sewer system. So I think the change, the real issue is the change from Existing Neighborhood to Fringe really allows us to do several things.

It allows us to have a master plan. It allows us to also bring in some elements that might help community to emerge. Community centers, some minor, low-key, semi-commercial uses. So we were also trying to respond to the neighbors' wishes to take the property out of this 2.5-acre zoning on wells that would deplete the groundwater.

So the other issue the road. If we're able to do a master plan on what's known as Dinosaur Road, that it would include the entire stretch of Dinosaur from State Road 14 to Richards. Subject to a TIA, there might be some relief available based on the splits to the Richards Avenue issue. In that regard, we would also like to be included, we being the Gardner-Burttram interest, in any kind of a sharing formula that is established to share in the ADTs. It's essential. And in conclusion I would request that you do adopt this ordinance with the amendments as presented. Thank you very much.

CHAIRMAN ANAYA: Thank you, Mr. McCarthy.

BILL CONWAY: Mr. Chairman, Commissioners, thank you very much. If I'm up here longer than three minutes you can zap me. I'm Bill Conway. I live at 19 Jackrabbit Lane, which is two crow-miles east of the Community College. I want to address a little bit of what Karl was saying about the Employment Center, the relationship of the Employment Center to the local economy and the desire as stated by Jack to link the creation of new Community Centers to Employment Centers. I think Jack did not provide a rationale for that, and if I may speak about what he's trying to do by saying if you do a New Community Center, then we'll let you do an Employment Center.

I think he's misunderstanding the relationship between the type of space that different jobs in our local economy require and the desired design goals of the New Community Center versus the Employment Center. But as you know, an operator in a call center doesn't occupy the same kind of space as an employee in a furniture manufacture, and just so, a laboratory technician doesn't occupy the same kind of space that a regional sales representative occupies. And all of these job types are job types that we envision to be in the Employment Center, and they're not necessarily built in high density type environments that are envisioned for the New Community Center, but rather in what tend to be specialized buildings designed for that specific use.

But as to Karl's point that some of these jobs that we envision to be created at the Employment Centers are not necessarily these gee-whiz, bell cow type, Nike type users, but they can also be the small tenants and small business owners that are providing the bulk of the job growth in our community these days, other than those jobs generated by government or

tourism. And it's those jobs that tend to occupy relatively small buildings that have three or four tenants, these buildings in our local economy range from 3,000 to 5,000 square feet, typically, some buildings a little bit larger, but these multi-tenant structures are in very high demand.

And here is my point to you is that the City of Santa Fe has made a mistake and not tailored its zoning ordinance to this economy that is having some very nice growth. And I think there's an opportunity for Santa Fe County to take advantage of this economic opportunity that's not just these bell cows, but to appeal to local tradesmen and small businessmen in an environment that in the initial phase may not necessarily have delis and laundromats and dry cleaner outlets and so on, but over time may. That is to say that there is job growth, tax base and employment opportunities that can be created in these Employment Centers, perhaps even in advance of housing, perhaps in for a time being, in some single-use environment but over time could become a very nice, fine-grained mixed-use environment.

So we have an opportunity out there to create space for the type of jobs that the local economy is creating, and I hope that you don't try to create too many linkages that would interfere with the opportunity to create these small type jobs in the Employment Centers as well as these big, large corporate tenants that seem to come to town every three to five years or so. So thank you very much for your time and consideration.

CHAIRMAN ANAYA: Thank you. Anyone else? If not then, that concludes the first public hearing and I'm not sure whether we go into recess or we adjourn. We go into recess?

MR. KOLKMEYER: We're clear then, the next meeting will be the 29th, Mr. Chairman, and we're going to proceed with that schedule?

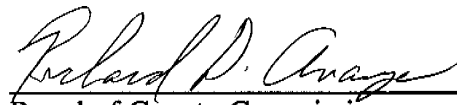
CHAIRMAN ANAYA: That's correct. So we are in recess.

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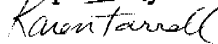
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Chairman Anaya declared this meeting recessed at approximately 9:20 p.m.

Approved by:

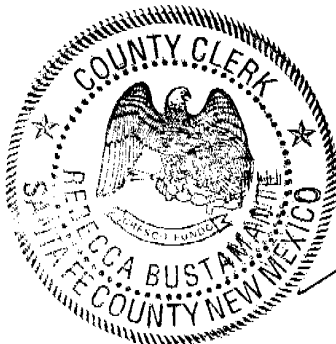

Board of County Commissioners
Richard Anaya, Chairman

Respectfully submitted:


Karen Farrell, Commission Reporter

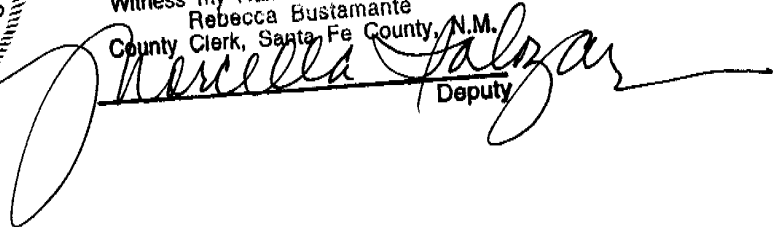
ATTEST TO:


REBECCA BUSTAMANTE
SANTA FE COUNTY CLERK



1139821 } SS
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the 21 day of Dec A.D.
20 00 at 10:31 o'clock PM
and was duly recorded in book 1839
page 262 of the records of
Santa Fe County

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


Deputy