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SANTA FE
BOARD OF COUNTY COMMISSIONERS
SPECIAL MEETING
December 11, 2000

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

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SANTA FE COUNTY
SPECIAL MEETING
of the
BOARD OF COUNTY COMMISSIONERS
and the
CITY/COUNTY
EXTRATERRITORIAL ZONING AUTHORITY

December 11, 2000

This special meeting of the Santa Fe Board of County Commissioners and the City/County Extraterritorial Zoning Authority was called to order at approximately 6:00 p.m. by Chairman Richard Anaya, in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

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

Commissioners Present:

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

Commissioner(s) Absent:

None

EZ Authority Members Present :

Councilor Jimmie Martinez, Chairman
Councilor Carol Lopez
Comissioner Richard Anaya
Commissoiner Javier Gonzales
Commissioner Joe S. Griñé, Jr.

Authority Members Absent:

None

APPROVAL OF AGENDA

Commissioner Griñé moved to approve the agenda as published. His motion was seconded by Commissioner Duran and the agenda was unanimously approved by both bodies.

PUBLIC HEARING**Ordinance No. 2000-12: An Ordinance amending the County Land Development Code Ordinance 1996-10, as amended and adding a new Article XV to Provide Land Use and Zoning Regulations for the Santa Fe County College District**

CHAIRMAN ANAYA: This is the second hearing on the Board of County Commission. So with that I'll turn it over to Jack Kolkmeier.

MR. KOLKMEYER: Thank you Mr. Chairman. A special meeting was conducted on Monday, December 4, 2000, by the County Development Review Committee and the Extraterritorial Zoning Commission to consider staff presentations and proposed amendments as a part of the public hearing for the proposed Santa Fe Community College District Ordinance.

The EZC recommended approval of the ordinance including staff amendments and an additional correction made by Commissioner Van Peski. The CDRC also recommended approval with the same amendments as made by the EZC and added two additional amendments. The meeting of December 11, 2000, therefore will be the second public hearing by the BCC and the first by the EZA.

All of the proposed amendments are included in a single document for your review which is what you have before you. There are all staff recommended amendments and include the ones made by CDRC. Staff is recommending approved adoption of the following proposed ordinances with all the staff amendments, including those recommended by the CDRC and the EZC and including all necessary staff corrections and additions.

Mr. Chairman, I guess we have two ways we might go here this evening because we left off with a deliberation on the amendments that were proposed to you. This is a public hearing and we could either listen to public comments first and then come back and go over any amendments that you would like to go over at that time. Or we could discuss the amendments with you now.

Many of the amendments are clarifications and corrections to some of the grammar and wording. There are about fifteen of them that we think are substantive changes in come record. But we'd ask for your direction on how you'd like to proceed.

COMMISSIONER TRUJILLO: Mr. Chairman, how about going over the amendments, first, so that the audience has an opportunity to understand what they are. And maybe that will influence their public comments.

CHAIRMAN ANAYA: Commissioner Gonzales?

COMMISSIONER GONZALES: Just that what Commissioner Trujillo is indicating tonight. I think, as we can see, there's probably more people here tonight than what we've had some of the past hearings. And so it may be prudent to do some type of synopsis or overview before you move into the amendments as to what the goals or the plan are without going into a lot of detail. Because I know that we've gone through that. But I did think that there may be some people here tonight who are, for the first time, trying to understand what it's all about.

And that leads me to my next comment. I got lots of calls from residents in Rancho Viejo who were notified of tonight's meeting. It seemed to a lot of them, and this is, and I've heard this from members of the media and others that this may be an effort by the Santa Fe County and the EZA to rush things through.

And I think what would be helpful for the benefit of the record, Mr. Chairman, is that the staff could enter, into the record, the process that's taken place up until this point in terms of community input, community participation, so that it's very clear and understanding as to the amount of time that's been spent away from this venue in trying to solicit public input and participation.

CHAIRMAN ANAYA: Is it the consensus amongst the Commission. Jack do you have direction?

MR. KOLKMEYER: Thank you Mr. Chairman and Commissioner Gonzales. And that, of course, was the attempt at the CDRC meeting and EZC. We went into great detail on the plan again. And I appreciate so many new faces here this evening. But, to do that kind of presentation, it takes almost three hours. So I'm not going to do that. But what I do always appreciate the opportunity to kind of go over this salient items and I'll be happy to do that, again, this evening.

Mr. Chairman, since you've all heard it quite a number of times and Counselor Martinez, you haven't heard it yet at all. So, I'll talk to you a little bit. And I'll address the audiences as much as I can.

This is perhaps the most useful map to focus on because this is the ultimate plan for the region. And let me start by talking about how long this has been going on. Because the issue of us rushing this through comes up repeatedly. And the best way to explain that is that this has been a multi-layered process. It started in 1994 with the commencement and actually a little bit before that when we started the County General Plan.

At that time, there was a steering committee formed for the General Plan and there were deliberations on particularly issues of growth and sprawl.

We've conducted, not necessarily only focused on the community college district but on the issues that have been presented by the community college district. Literally, hundreds and hundreds of meetings.

And it's unfortunate, in many regards, that when we get down to the adoption of the plan itself, or the ordinance, that so many people come out and say that they don't know anything about the plan or the ordinances. Probably one of the bigger -- probably the biggest challenge, even more so than putting the plan together itself, is in the amount of energy, the number of ads, the number of legal notices, the number of articles that have been written about this process again, probably number in the hundreds.

The number of meetings that we've held in all of the area surrounding this area regarding the General Plan, the number of meetings that we've held in the community college area, surrounding neighborhoods and actually in some of the smaller neighborhoods, itself, also numbers probably in the hundreds.

So if one is not as taken by surprise at all of a sudden there is an ordinance that's being discussed, I think that's maybe an issue of some other order and if there are ways that we can communicate better or that we can inform more people, we as the Planning Division would always be open to that. I know that we're planning to televise our meetings in the, not too distant, future. And perhaps that will help.

Having said that, the plan, the delineation of the community college was first published in the newspaper with a graphic, I forget which newspaper it was, but it was around the time when the County General Plan, the Growth Management Plan was adopted in 1996. We had selected two of them. The area around the community college district, I don't have the map with me, but the other area was up by the MRC, the Metropolitan Recreation Complex area. Those were first deliberated in 1996.

That issue at that time was when we came forward with the basic concept of our plan. And at that time we called them the "four Cs." And there's a joke that goes along with that too but I've told it so many times that I'm not going to repeat it again. If you want to hear it I'll tell you later.

But the "four Cs" stand for Compact Development, Central Mixed-Used Places, Connections and Community. And these all came about because the issue was raised about sprawl. And sprawl is a very difficult issue because they pointed out at the last meeting when I talked about this, everyone in this room is probably has a different definition of sprawl. We deliberated quite a bit about what the meant. But came to a couple of conclusions that pretty much everybody agreed on.

Sprawl had a lot to do with the proliferation of subdivisions. Now I know a lot of you probably live in subdivisions. So please, don't take this as any kind of personal offense. But there is a

reason why that is important. Because if we just build residential housing on 2-1/2 and 5 acres lots, without any commercial, or without any attention to proper infrastructure, this whole entire area, here, almost all the way down to Lamy, would develop with 2-1/2 acre subdivisions. And the question arose, is that what we want?

And I'm sure some people will probably say, "Sure that's fine." But what that presents is huge traffic problems which you already have. The inefficient use of infrastructure, particularly sewer and water, and ability to serve schools properly, commercial that gets strung out along the highways and you have a sprawl situation that is so bad that you probably wouldn't want to live there. Particularly in this area.

So the question arose is, "What are the options?" The options as we deliberated starting from 1996 all the way up through 1998 was that we would divide the plan based on the issues of the "four C's." Now if you think about the "four C's." They're also a description of Tesuque, Canada, Cerrillos, Madrid, Agua Fria. All the places that we continuously get up and say that we love.

The problems becomes how do we do that in an area that's vacant land. How do we try to recreate small towns that were brought about by government, agriculture, commerce and religion. Well, that's a really difficult task. But we attempted to do that by saying that we no longer wanted to propose that future development only be subdivisions consisting only of housing.

So what we tried to divide, over a two year period, starting in late 1998 when we moved from the work of the steering committee and the General Plan, to the creation of specifically working on this area. And it was decided then to take a look at could we have villages rather than subdivisions. And the idea of the village would be it had to be multi-use, it had to contain everything that a small town or a village had in it. As we know those kinds of development patterns in Tesuque, Canada, La Cienega and the smaller communities that surround this metropolitan area.

And so we devised, first of all, we decided to agree on those premises. And secondly, as we begin to work in late 1998 and early 1999 by creating a committee of people who own property in this area, who lived in this area, we had members from...Casa, we've had a number of people at the meetings participating from the south Richards Avenue, from Valle Linda, property owners from Rancho Viejo, the Greer Family, the State Land Office, the Railroad, IAIA, the community college was involved. We had a membership that somewhat fluctuating, but it went as high at some meetings as fifty people or more.

Once we decided that following those four tenants or those four concepts, was what general sentiment of the group was, and this was also based on worked that we'd done going back to the original General Plan that we took from surveys that we did throughout the county and lots of other information that we compiled. And if we wanted villages, then the issue came up, where should they go.

And the way we devised that is that you can see on the map the boundaries fall out pretty easily. You have the interstate, you have the railroad, you have a vast mountainous area over here you have Route 14, and then we follow its section lines over to El Dorado and came across this way. The reds on here all suggest where future villages might go. And those are based on the land itself.

We went in and did a very thorough analysis of the land and decided that certain parts of the land should not ever be built on. Open space is critical to this. You get open space when you have compact areas. Again, if you go back and look at the compact traditional communities around us, they're all tightly woven around -- well that depends on where they are but frequently they're woven around acequias and agricultural fields. They're compact where people live in the open space is around the outside.

In the case of some of our traditional communities, that came about because of the agricultural nature of the creation of those communities. You don't have that luxury here. But we could determine

where the arroyos ran. They run from east to west this way. So if you look at the map, no development would occur in those dark green areas. It would be perpetual open space.

Then there are fringe areas. That is where you come out of the arroyos and you have some steeper areas and development there would be limited.

The real development would occur on flatlands which is where it is right now. The community college, Rancho Viejo, and certain things that are there already are on these flat buildable lands. Even so, in those areas, half of it has to be open space mandated by this ordinance.

Secondly, then became the issue of the central places. Each one of these village areas must have a central place. It's mandated in the ordinance. It has to have a plaza, a town square, a crossroads, a main street. Those are all the features that are around you in Santa Fe County. Madrid has a main street, La Cienega has a main street, Galisteo is the crossroads. Those examples come from our investigation of all the traditional communities that surround this area.

The next challenge was now that we had compactness, we had them located, the problem became how to connect them. There's a huge problem with Richards Avenue already. So if development is to occur out there, in the future, how are we to grovel with that issue? Well, there are a couple of ways.

Future development in this area has to be dependant on some other ways, in and out, other than Richards Avenue. Rancho Viejo has already done that by building a road in it from there. The future areas, as you can see, would all have to have some other way to get in and out. It would not be just solely dependant on Richards Avenue. And these would only be built when those developments would be proposed and come forward so that the infrastructure would be built as it moved forward.

There's been some people who have come in and said, "Well, why don't you build the infrastructure first?" The time you build the infrastructure first, they will go there. That's been proven over and over again. So we want the infrastructure, roads, sewer and water, everything, to move gradually along with the development when it's appropriate.

The other thing we did not want to see occur because heavy roads and moving forward with this plan also, man created a great deal of controversy in El Dorado. "Well, you're going to make all these roads and everybody's going to shortcut through El Dorado to some place," and I'm still not sure where you're shortcut to. But it was of concern particularly because of where these roads might be connected.

So we devised a road scheme here in which you can not make shortcuts. You cannot use the community college as a way to go from El Dorado to Richard's Avenue easily. Because all the roads would stop at a village and go in another direction. They come up, they stop, they go in another direction.

Interestingly, we got this concept from downtown Santa Fe where so many of the roads end in T's. If you come up Galisteo or down Gaspar to San Francisco, you stop at a T. You have to turn left or right. What that does, not only as re-disbursed traffic, but it allows your visual focus to change. So you see a building, and then you have to go another way and low and behold there's a church or a massive hotel or something. But there would always be some way to redirect your vision and to move it in another direction.

So you cannot go from El Dorado -- and some of you may remember that there was a road proposal in 1988 to connect St. Francis straight down. That would have been a shortcut. Now you can't do that. You have to go in a variety of different ways.

The other thing that we wanted to do is to utilize the railroad. As you know, we've done a demonstration project of running commuters there from the El Dorado area up into various parts of the City of Santa Fe which was usually successful. And we now have, as part of this plan, we want to run the spur over to the community college. So that we would be able to have ways for people to use

something other than the car, again.

And also related to that, these are all trails. There's a massive system of trails that will run through there that will allow people to go to any of these villages, which are about a mile and a half to two mile apart, by bicycle or if you're a hefty walker, to walk all of that. But this is the first time in this area where we've truly had a multi-model transportation system right at our grasp.

Without the community college, we really can't do that. But with it, we can bring all these things to bear that fifty years from now, there will be small -- well some of them won't be necessarily small, they'll vary in size, but they'll be compact places with massive amounts of open space.

Now this is what's at issue here. If we don't do this or something like this, any of the changes we want to consider, if we don't do this, you will have massive sprawls. You already have the beginnings of it. A number of people have criticized this plan as saying, "This is sprawl." And part of that lies with probably, as far as we can determine, some of the difficulties with incorporating commercial into the residential that all commercial is sprawl, or sprawl-like.

So we're hearing, if we do this, we have sprawl. If we don't do it, we have sprawl. So what do we do. We think this is on the right track. And we think that this is -- has become part of our Growth Management Plan. This is something very unique in the country. Cause many places are saying, "Well, just put a ring around the city and then say 'no growth.'"

Some of that sentiment about this also comes from no growth. But we feel that we need to be reasonable. It's when we say, "Don't do anything," and then everything continues forwards and then we turn around ten years down the pike and we say, "Oh my gosh, we didn't do anything." That we have big problems. We think this begins to solve a number of problems.

Now there's one other really important thing at issue here and that's water. There's been a lot of criticism. "Why are you proposing growth for" whatever the number is, pick one, -- we've gone from five to fifty thousand, so let's say twenty -- "How can you propose a plan for twenty thousand people and not have any water?" Well here's how it works. It's very simple. If there is no water, this plan does not go forward. It only works if there is the water.

There's water available for this development. For this one. For this one. Some for this one. So it's -- some development is already going to happen. They have water. So shouldn't we look at influencing the development pattern so that we don't have subdivision after subdivision after subdivision. Take the opportunity to do it now. And that pattern would be set up. And then when and if there is water, that pattern will replicate itself.

If there is not water, then this ordinance says the development pattern will be one dwelling in per one hundred and sixty acres. That's about the best we can do. Now, that doesn't include existing neighborhoods. I know a number of you are from some of the existing neighborhoods in that area. Here's how that works. You get what you have right now. That's what you get. You have a five acre lot, you can subdivide two and a half. You have a two and half acre lot, that's what you've got. Nothing affects you.

But for these other areas, if we don't have some other pattern, then that question still comes up. What are the options? So we've deliberated on this, not just solely on what ordinance says or what the plan says, but how to get at justifying some of these patterns and trying to continue to make Santa Fe County one of the most beautiful places in the country to live. We've deliberated those concepts now for six years.

And so here we are. For some people who are saying this is pretty sad, well, welcome aboard. For those of us who have been working on it for six or seven years, it's been a long haul. And we feel as the staff and the committee who has worked on this, it is extremely important that we do something right now. Because after the first of the year, we have no idea what kind of projects we'll be seeing in this area. We want to be ready to go.

So if there is a rushing it or there's a fear that this is going too fast, believe me, it comes with a lot of deliberations and a lot of certainty and assurance on the part of most of the members in the committee who helped divide this into staff, also, that we feel this is a real good direction to be going in. But I want to close by saying that, I think, a lot of the controversy that has built up around this plan and something that we would continue to like to hear comments on this evening, and deliberation on again, is the role of commercials, the idea of mixed-use. How do we make it work? How does it work best? Why is it that just ten years ago we had grocery stores and laundromats in our neighborhoods and now we don't. Is that important? Was it important then? What makes community? And that's what we're facing. Do we want a county where kids can have a park and play and go to. Where people can gather. You can ride your horses. Cause if we don't do those things now, look what's happened to trails in the last ten years. Places where many of you used to ride as kids on your horses, now there's fences and properties are cut off.

We have an opportunity to go way beyond that here. To do something really extraordinary. And the nice thing about all of us being in the room, here this evening, is we all could be part of the legacy. This is a legacy for the future. And we want to make sure -- we're not being defensive about this, as staff. There have been some attacks and pretty pointed verbal comments. We're not defensive about this. We relish input. We want it. Because it's the future of all of us.

We haven't set out to do something really stupid. Although people think planners are really stupid. We haven't set out to do anything that is going to cause where you live to be worse. We want where you live to be better. But part of the controversy about that is the idea of mixed-use. How we mix residential, commercial and institutional together.

And we think we've done a pretty good job of it when you look at the Land-Use Table in the ordinance when you look at the matrix. We've developed a filled out matrix, real cumbersome to use when you're sitting down at meetings like this. But you can find where you are on the map and look at that matrix and for the first time you have a way to see how development works. You don't have to go through books that are written in a language that you can't understand, which is english. Sometimes that gets pretty arcane.

But all you have to do is find out what zone you're in and you can find the principles for that, the land type figure in, how big the lots are, what the heights are, how you deal with open space, what uses can go there. We've created a matrix, again, that only a few other places in the country have a zoning ordinance like this.

There's a Land-Use Table. There's an ordinance. The plan -- I had some calls today from people who said they don't want the plan to go through. Well the plan has already been adopted. The plan was adopted a month ago. Tonight we're talking about the ordinance.

So I think that that's pretty much it. Again, it goes back to this idea of the "four C's," compact development, central places, connections and community. So if we have done our job of working towards those principles then we feel we have a good starting point for all of us to work on. Mr. Chairman, that's a brief summary.

CHAIRMAN ANAYA: Thank you, Jack. Personally I think that matrix idea is an excellent idea.

MR. KOLLKMEYER: Thank you.

CHAIRMAN ANAYA: Are there any questions of Jack?

COMMISSIONER TRUJILLO: I have a question Mr. Chairman.

CHAIRMAN ANAYA: Commissioner Trujillo.

COMMISSIONER TRUJILLO: You alluded to traditional communities and these being coagulant with the resolution of that sort of settlement, establishment. If you're going after traditional communities, La Cienega, Santa Cruz, Tesuque, Pojoaque, and those areas, those were

established and evolved next to sustainable sources of water. I mean sustainable sources of water in perpetuity.

What is your conjecture of the sustainability of water supply for this area? Where will that come from? We understand that there's not enough water. The deficient aquifer, Rancho Viejo could not get developed until water was piped into the area. What is the sustainability of water in this area?

MR. KOLKMEYER: Mr. Chairman, Commissioner Trujillo, that's a really good question. Again, if I may go back to your -- where you started with the example of the traditional communities because you are absolutely correct. They were founded, initially, by a sustainable water source. But there was also some other kind of institutional setting there, as well.

It may have been a church, the farming, certainly would occur, but there were some things that added to the creation of that as a community as they gave it its community settlement pattern as well.

The first reason that we decided to focus on this area is because of the presence of the community college. That was put there twelve, fifteen years ago, and there was an assumption, well, we just put this out there and maybe nothing will happen. But in fact, we're developing the whole district around an institutional use which normally doesn't happen.

So, one of the things that the creation of that institutional use when it was put there gave to this area, was in fact, it had put water out there from the city at that point. It also put transit out there. It also took education out there. It took a number of things out there and sort of planted a seed, if you will. The difficulty, of course, is water. Because we have a system that goes out there that's limited.

And again, we think that if there is water, if we find that source, through our deliberations in our work with the city, where we have a future water source, then we would like to see that go to this area because it is capable of handling a certain amount of growth.

With this development pattern that it would not have had before. How that occurred and who does that is a challenge really that goes beyond this District Plan itself. Because this plan says, "If no water, no development."

So if there is to be development, then that challenge really falls on the Santa Fe County, the city, the residents here. We have to work really diligently to find an answer to that. It doesn't -- I think to attack the plan, to just say that it's the responsibility of this plan to find that water is not entirely fair.

It's the responsibility of the city and the county and our residents and all in this incredible amount of information and creativity that we have to try to find some solution and find ways for us to find water. If we don't, we have one DU per 160. If we do, we have villages. That would be our response to that Commissioner.

COMMISSIONER TRUJILLO: And that takes into consideration wet water.

MR. KOLKMEYER: Yes sir.

COMMISSIONER TRUJILLO: Not water rights on paper but --

MR. KOLKMEYER: It has to be real water.

CHAIRMAN ANAYA: Any other questions, Commissioner Trujillo?

COMMISSIONER TRUJILLO: No.

CHAIRMAN ANAYA: Are there any other questions of Jack?

COMMISSIONER GONZALES: Mr. Chairman, I'm sorry, I just had a phone call, but did you just issue the infrastructure from a road network standpoint?

MR. KOLKMEYER: Yes sir.

COMMISSIONER GONZALES: Okay. Thank you.

CHAIRMAN ANAYA: Thank you Jack.

MR. KOLKMEYER: Thank you.

COMMISSIONER GONZALES: I have one more question, Jack. I bring your

attention to the issue of the uses which is continuously been brought up both by myself and other members up here. I know you have looked at the uses. Is there a lot of heartburn amongst the Planning staff? If these uses were adopted, tonight, that we would send out some direction that would allow in a six month time period a review, again, of the uses. And maybe nine months from now bring you back possibly the part of the ordinance that's specifically addresses the uses and either affirms or takes out uses based on what we're looking at six months down the road?

Is that a planning heartburn...cause I know there's still a lot of questions. You know, I'm committed to this ordinance. I think that it's important for all the reasons that you indicated. However, there is that part of the uses that are still somewhat questionable because there's so many that can be out there. And I don't even know if the Commission would support that. But before they say if they would or not, is that a land-use problem?

MR. KOLKMEYER: Commissioner Gonzales, no I don't think it is with us. Because we recognize there is a dividing line here regarding the use issue. And one is that the original notion is that we'd like to get as many of the uses as possible into the village centers.

Then the question arose almost a year ago, ten months ago in our deliberations, what happens if an employer comes along, say for example, that does manufacturing or a research center that wants to have a little bit more space. It doesn't exactly fit into a village, what do we do with that?

And so this was the first time it opened up the issue of the employment center. And the staff still holds very strongly to the notion that the plan is really based on the village centers and should evolve from that.

But we also, on the other hand, don't want to squelch at a time when we need jobs and at early stage in the plan where if we had some of those jobs now, the way the plan is arranged, certain things could arrange themselves around that. We have the flexibility to do that so that we don't also want to lose opportunity. Because again, one of the important concepts of the plan is to provide jobs in the district so people who live there can actually work there, go to school there, do whatever they want to do.

So if you look back at the land-use list that we have like for the EZO. And some of you may remember when we acquired the Lamy Park there was a Land-Use List in there for like...and stuff like that. That was maybe fifty years ago. It's hard to deal with these kinds of things. You have to have a starting point. And we think now with some deliberation it's a pretty good starting point. But there probably ought to be a mechanism for review and change of that Land-Use List over time.

As long as it's understood, we think that there needs to be some flexibility. So we get really the best benefit that we can for the residents of this area.

COMMISSIONER GONZALES: And I don't want to get into a point where we're looking at it every six months. I think that the code calls for an annual review of these ordinances. But I think now, from the stage that we are, I think it might be helpful. At least make the community ethic feel a little bit better that this just isn't an automatic use that's going to happen. That there is going to be some time in between to continue to look at the uses and see the plan moving to some type of mature level. Mature level after it's adopted.

I guess my questions for you and possibly Steve is that other uses that are listed in the ordinance, is that equal, that's the zoning rights.

MR. KOLKMEYER: I'll refer that to Mr. Kopelman.

STEVE KOPELMAN (County Attorney): Mr. Chairman, Commissioner Gonzales, the actual ordinance itself does invest rights in any property owner. The zoning can change and unless the developer actually has come through the process and the property owner has a final development plan approval and has taken some steps in reliance on that, under New Mexico caselaw there's no

vested rights per say. So, unless can
bchanged early on in the process.

Obviously, if somebody goes through the process there's issues how far they've gotten.

COMMISSIONER GONZALES: So just to make sure so we have an example for the record, under eligible uses for the employment center, I saw a garage for an auto repair show, I think it was, or car wash. Someone comes in for a match amount approval for a car wash, let's say, with a automotive repair show, things like that which I think are allowed under the list of uses.

Would the Board of Commissioners and the EZA maintain the ability to deny it if it's not compatible with, let's say, this was brought in the middle of a research and development area or if it was right next to maybe a residential area or school zone where we don't want to allow traffic or whatever it might be, are we prevented from denying that eligible use under this ordinance if we feel that it is not compatible with the community?

MR. KOPELMAN: Mr. Chairman, Commissioner, if you look in the ordinance under Page 5, on Line 13 begins the Master Plan and the criteria for approval is on the bottom of Page 7. And so basically that would be your standards that you'd be reviewing the uses against. And the use -- this is pretty general. It talks about conformance to the Growth Management Plan as amended by the Community College District Plan by ability, the phases of the project and then conformance to the ordinance and other applicable law and ordinances.

So it's pretty general here. But it does talk about required improvements, roads, community facilities. So the way it's set up now is that there's not a lot of basis to deny somebody in for eligible uses unless you can show, very generally, that it's not compatible and it's really totally out of sync with the purposes of the ordinance.

Okay, conditional uses and special uses are different. Special uses has a whole different approval level and does require a full blown public hearing. But the eligible uses while not 100% guaranteed are -- it would take quite a bit to be able to turn one down, I think. That's the way I read the ordinance at least.

MR. KOLKMEYER: And Commissioner Gonzales, there's been some discussion about this Land-Use Table over the last few meetings. And we'd just like to point out that we've gone over this quite a few times now. We changes certain things. We've really deliberated this idea, what should be conditional, what should be special uses and where might they go and how do they all relate to each other.

So that chart has changed fairly substantially. And again, also, to really go back to the premise again where the majority of the uses should be in the village centers. And then we try to separate out the ones that perhaps don't fit or swing kind of both ways.

COMMISSIONER GONZALES: Well I guess my questions is, because there is so many uses -- and I think it's good to be general on the uses, to make sure the property is actually accomplished for what we're wanting them to accomplish either abundant centers.

But could there be a case where there's a Master Plan that's submitted that all the uses that are submitted in that Master Plan are incompatible to one another, they're not industry clusters, they may be not as supportive to the economic situation as we'd like it to be.

I mean, is there leeway for the Boards to deny that, you know, maybe they'll make sense. But our part of this they don't make sense in that area.

I mean, I think that there's a number of employment centers for a reason. And that's so we can attract various and different types of employment to this area. But it may be that there's one area that we're heavily, very heavily concentrated in one specific industry. And it may be that we want to start spreading, maybe, that industry out a little bit more but the other employment zones aren't wanting it.

How do we maintain some authority up here to decide whether at the timing of the issues

whether they're good uses that are being asked for now at the time.

MR. KOLKMEYER: Commissioner Gonzales, again, don't forget that one of the basic premises, again, is mix use. And that means not only mixed residential and commercial and institution, but, we would argue also that there needs to be a mix of commercial as well. So that, as staff, when we review these, I think that we would again, kind of invoke that principle and say, "Look you have all lawyers in these offices." I mean, is that good or bad.

The hospital issue brings that up. If there is to be a hospital then what uses go around that, again, because there's many, many situations with like the hospital zone that we have here that doesn't have places to eat, for example.

COMMISSIONER GONZALES: Right.

MR. KOLKMEYER: So, that's again, the kinds of things that we'd like to try to fix with this so the basic principle, again, is mix use. Now again, as you know, somebody could come in on one of these employment zones initially with a phase that would be only commercial. First initially. But then they have to do mix use for subsequent phases again.

They also have to relate -- the village zone actually has to be created first. If you follow how the phasing orientation goes. So, again, I think by the time that the layers set up, it's a little complex, but by the time the layers get set up, the design issues, the building, the building issues and how they relate to the uses as well, we're hoping that that's not the case.

But again, we have set up a number of review procedures for ourselves, as your staff, and then also for the ones that are really difficult, the conditional and special ones, then that goes to you to be able to help us scrutinize what that is.

Again, part of the problem here is, well, there's fear about anything happening at all. There's always fear about change. We really need a couple of models. We need a couple of projects to come through that we can deliberate and deal with and say, "Is this what we want or is it not."

COMMISSIONER GONZALES: In closing Mr. Chairman, I close my final questioning, I just don't want anyone who may look at this unless to say, you know, "This is what you get." You know, we are blind basically. It's just going to be -- all these uses are going to get thrown into one employment zone.

And there needs to be some assurances that the ordinance process that these Boards, the EZA and the BCC are going to be able to exercise judgment as to making sure that whether the uses at the time that they come in are compatible with the community. That they fit the objectives of what we're trying to accomplish in this. And if they don't, then we have the ability to deny it.

Because you can look at all these uses and you know that some are compatible with others. But yet, they're also under the same category of employment or institutional campus zone.

So there's got to be a mechanism in there that allows us to basically through the development review process have some flexibility in either approving or denying it.

MR. KOLKMEYER: Commissioner Gonzales, the other issue that has come up recently in the media the last few days is the issue of "Big Box," again, too. Now that the city is talking about an Anti-Big Box Ordinance why doesn't the Santa Fe County do it particularly for the community college district.

Again, if you look at this, it's possible to build large buildings. The community college is a large building. Santa Maria de La Paz is a large building. You can't do retail from the employment centers.

So you're not going to have a Wal-Mart, first of all. And I think we really to make that clear in our deliberations tonight that even if we have big buildings they have to be broken up so that they are three separate masses. There are height restrictions. And so just those things alone are going to cause things to be broken down a certain way.

Because, again, we deliberated about this for a very, very long time. We don't want to see big boxes either. Unless they're beautiful Christmas presents with nice wrappings. You know, we're fighting the same battle again. But I think that's another important issue about now that we get the same uses but we also don't want a lot of "Big Box" out there either.

COMMISSIONER GONZALES: Is that authority left with these four so that when something comes in, you know, issues, design criteria, size, all those things will still be handled on a case by case basis. And that goes back to my original question. Do these use create some type of festive zone --

MR. KOLKMEYER: Right. Mr. Chairman, Commissioner Gonzales, if I may, let me make sure that I've answered your question? Does the staff have any other comment to make?

JUDY MCGOWAN (Senior Planner): Commissioner Gonzales, I need to learn how to turn the microphone on first. On the vested rights, I think you -- Mr. Kopelman can deal with that. But on the issues "buildings" we put in the matrix. There are some standards that are not yet in this ordinance.

And we made a decision, back in July, that we probably at this point didn't have the time and energy because we were meeting two and three times a week for several hours at a time, at that point, to get to that level of detail.

But there were items that we knew at some point we really needed to address. And one of those items is additional building standards. Because villages primarily have buildings which faced the street, don't have the parking in the front, have multiple doors on the street, that's friendlier and it's open to people and it's kind of the anti-ceases of "Big Box."

We have put the standards in there that came from the Highway Corridor for breaking up large buildings. I think there's another step that needs to be taken and we're anticipating that that happens in the next year.

Another area is sign standards. We haven't changed the sign standards for this ordinance. But when you're dealing with more "main street" type development, you need to have different sign standards than when you have mostly big highway development. And so that's another piece that still remains to be done.

And I believe there's also some landscaping type things that also need to be further addressed. So, we're anticipating continuing to work on things like that. And continuing to work with the residents and the property owners out there to do that.

So, just to know that there are some issues that we want to continue to address and that "Big Box" is one of them.

COMMISSIONER GONZALES: I said I was going to be quiet but there's just one more, sorry. But, I mean, this is a lot that we're voting on and I think it's important that we bring these issues up. The community did a really nice analysis that I saw that the...Committee about the employment centers and how that messes with the number of residential that we're going to have in an area. And to some degree, based on the amount of...have for employment than what we were setting up for residential, that there could be some imbalance that takes place at some point where we are going to have either more residential or we're going to have more employment centers. Therefore, defeating our purpose at some point down the future where more people are going to be driving in to the community college district. That we're going to get out of a sustainable type of venue and that goes to my question.

I'm assuming that any point and it goes to the issue of "vested rights" that when this ordinance changes if you have to modify employment centers. If you have to modify new community centers or institutional campuses at some point down the future where we're kind of out of balance. Or we know that we're going to be out of a balance, can we do that?

Can we modify some of these zones that we're -- that we're setting up to start? Isn't a Master Plan...there's not a vested right, a portion of those boundaries. Could those be modified?

MR. KOPELMAN: Mr. Chairman, Commissioner, the answer is yes, as long as there's a rational basis for doing so.

COMMISSIONER GONZALES: So is it the heart of this plan is to create sustainable communities, is it a rational basis to say by continuing to add this size we're going to get out of balance for meeting that sustainable goal therefore we are reducing it?

MR. KOPELMAN: Commissioner Gonzales, that's a really important concern and you may remember from the means that we had on the plan several months ago and a lot of this came from the South Richards Avenue group. As we started to generate -- trying to look at numbers, well, you couldn't start your employment center until after you had 50% residential in the adjacent community.

But it got really difficult because what the difference between 50% or 40% or 30% then. And we started to run into trouble with trying to impose numbers as some guide to that.

Now I think that what it really goes back to is the first question that you asked is some way to monitor this. And it's been suggested to us already that perhaps that it would be good to keep the Planning Committee together through the first year or so of this. So that they could help monitor as some of the initial projects come through as are we still in balance.

And we'd even had discussions with some of the members of the South Richards Avenue group that perhaps you could argue, according to our code right now, that this area would be eligible for a local development review committee.

So we think that if one of those mechanisms were put in place, for example, something maybe less formal to start with or as formal as we would want, that that would give us a way to monitor these. Because as we start to apply the numbers, it'd just create a lot of arguments about well, how would we know.

COMMISSIONER GONZALES: Correct. And I think you're right that we need to get some models in there but we need to get into the heart. We need to see some cases coming through. But at some point, whether it's five or ten years down the road, you know, we may be moving and putting more employment up there than we have residential.

And I think it's a point that the Commission, at that time, has the power within the ordinance...tonight to basically reduce or modify the zone map that we have --

MR. KOLKMEYER: ...In a sort of traditional way we'd have a land-use map that had industrial zoning here in C-1 here and C-2. And then the problem with doing it that way is five years later you go and nothing's been built in the I-1 zone. And then you're left with all this vacant land and another tremendous inefficiency by trying to outguess the market or how that should work.

And again, where there's a little bit of a risk here, we think that by letting it go forward with enough of control on it and enough review that we can solve some of those problems of wasted inefficiencies that occur in that way, as well.

COMMISSIONER GONZALES: I like the idea of the local development review committee and that I'd go along with and that's where I conclude my discussion.

CHAIRMAN ANAYA: Kind of like the Agua Fria Development Review Committee. Let the record show that Councilor Lopez joined us a while ago and she is present. Commissioner Gonzales are you done?

COMMISSIONER GONZALES: Yes, thank you.

CHAIRMAN ANAYA: Okay, Commissioner Duran.

COMMISSIONER DURAN: Commissioner Gonzales, I agree that some of these uses may not be -- I mean, in the long where they may not be appropriate for the area that they're being

planned. What would be wrong with changing the Land-Use Table where all the conditional uses are designated special uses? So that all of these projects that come forwards that maybe have auto sales, I mean everything is designated, C would have an S so that this Commission or any Commission would have the right to review that use. And then change the special use where it says, "in an approved special use of BCC shall consider the following," we would add a 3-I that would say that, "at the sole discretion of the Board of County Commissioners approval -- we have the sole discretion to approve or disapprove the project based on its appropriateness."

COMMISSIONER GONZALES: Commissioner Duran, I don't have a problem with that but I think that's why I wanted to go into the idea that six months from now we would be...even after we adopt this, we would really do a thorough analysis of as we have been in the past but try and refine it a little bit more as to the uses and then come back before the Commission with the ordinance. Require the ordinance to come back specific to the issue that make the changes that you're recommending.

I don't think anything is going to happen out there over the next six months or even over the next year just because of one water issues and the lack of transportation. But I'd hate, tonight, for us to maybe possibly go line item by line item in each use and put a C or an S. But we can if you'd like. That's the goal that I'm trying to reach. Is to focus it a little bit more so that the uses are currently in these area are good and compatible in the community.

COMMISSIONER DURAN: Well, both the special and the conditional uses require more detail study prior to approval. And I wouldn't suggest that we go line by line but just go across the board. Each one that has a conditional requirement obviously needs to have more detailed study. And if it had a S, a special requirement, then the community, as a whole, would have the ability to come forward and offer input.

And that specific use would not be something that somebody could say, "Well, it says that we could do it."

COMMISSIONER GONZALES: That would be for all the line items?

COMMISSIONER DURAN: All the ones that have a C, they would just turn to an S.

COMMISSIONER GONZALES: Yeah, I think that's all -- it's fair, anything inside of caution more than anything else in making sure that this issues are more rated by the two Boards.

COMMISSIONER DURAN: Well, I think that it insures to people who might be living next to a proposed gas station or a proposed liquor store, have the right to -- no liquor store is already a special use. But, all these other uses. Like there's an industrial use that is a conditional use.

And I would think that the community would like to have the ability to offer their input and help us make a decision as whether or not it's appropriate.

So I would say that if we changed all the C's to S's, that that would cover that concern and then add a section to paragraph 3 that would say the Board of County Commissioners has the final authority in determining whether or not that use is approved.

COMMISSIONER GONZALES: Okay.

COMMISSIONER DURAN: Is there a problem with that, Jack?

MR. KOLKMEYER: Commissioner Duran, no not really. I think it's just important to understand what the difference between a C and an S is. So we all know. That basically a conditional use is a use that is okay. In other words, it's an accepted use but there's a noise or some kind of environmental issue associated with it.

COMMISSIONER DURAN: Accepted by who though?

MR. KOLKMEYER: Well as an accepted use. Just like the X's are that that's an okay use too. But there's something that separates it because there's some environmental issue associated with it. An S, on the other hand, is not necessarily an accepted use up front.

I mean just to clarify this, that's why there's a C and that's why there's an S. If you'd want to make them all S, really then what that's saying is then the C uses are not necessarily appropriate for the areas that they're in. But should be subject to the same kind of review as an inappropriate. Or not necessarily inappropriate but not necessarily appropriate use. There's that -- there's a difference why we chose conditional and special.

COMMISSIONER DURAN: But I think that if -- I mean, we're trying to determine today whether or not the uses are appropriate or not and I think as this plan moves forward that that might change. And if you put an S, then it's just subject to -- it's a special use subject to public input and more detailed study.

MR. KOLKMEYER: Commissioner Duran, in that regard, yeah, you're absolutely right. But, again, don't forget that we worked out the list as a fairly large group and these things were deliberated about would something that has a C next to it be appropriate in a neighborhood center or village center. So there was sort of a consensus at arriving at that.

But I think the point that you raised is really a good one. If there are certain things that need a little bit more deliberation then, I guess, that could be viewed as an appropriate way to be able to do that.

CHAIRMAN ANAYA: Steve Kopelman, do you have something to --

COMMISSIONER DURAN: One last thing. I just think that the concern of the use far out weighs the number of hours that you put in designating an S or a C.

CHAIRMAN ANAYA: Steve?

MR. KOPELMAN: Mr. Chairman, I think from a legal standpoint there's no problem with that. Except that I would just bring to your attention that in neighborhoods, churches and religious institutions are conditional uses. And I think if you made them a special use, there's new federal legislation that I think you might run afoul of. So I would suggest that you consider allowing churches in neighborhoods and say, as in eligible uses as opposed to a special use.

JUDY McGOWAN: Mr. Chairman, I believe Mr. Kopelman can respond to this. Don't group homes fall in the same category? Group homes and shelters fall in the same category?

MR. KOPELMAN: Mr. Chairman, there are some protections for group homes also. And we might -- but I don't think, at this point, I don't think there are any conditional -- I don't think group homes are a conditional here.

CHAIRMAN ANAYA: Yeah they are.

COMMISSIONER DURAN: Yes, they are.

COMMISSIONER GONZALES: Yes, they are.

MR. KOPELMAN: Okay maybe I have -- okay, they've been changed then?

COMMISSIONER DURAN: Yeah, they're conditional in neighborhoods, the rural zone, it's on Page 1 of the Land-Use Table. The second item under residential.

CHAIRMAN ANAYA: That should probably be changed then, yes.

MR. KOPELMAN: Okay, thank you.

CHAIRMAN ANAYA: Commissioner Trujillo?

COMMISSIONER TRUJILLO: Jack, is it a default then, in this plan, that commercial centers will happen adjunct to villages? And is that applicable across the board. So that from villages people can walk to commercial centers, to their jobs and back? Is that the default?

MR. KOLKMEYER: Yes sir. That is the idea of the village zone itself. Is that the village centers would be mixed-use and that those mixed uses would occur -- that mean the commercial and residential would happen simultaneously.

An issue and debate and discussion has been what is the role of the employment centers then, which are outside or adjacent to some of these areas. And if you look at the phasing schedule that we

have recommended that the employment center should be phased to have a relationship with those mixed-use village centers.

COMMISSIONER DURAN: And that is applicable across the board throughout the community college district or other areas where it will not happen that way?

MR. KOLKMEYER: Well there are some of the areas where you will have, the area along Route 14 for example, from I-25 intersection at I-25 down to the first read village center there. Because of the nature of that area along the interstate, at the end of the interstate and along Route 14, it is likely and in fact the pattern right now is that a number of that commercial development has already occurred.

So you'll have some areas -- but again, because of the access to that along Route 14 and close to I-25, the argument might be that you want to encourage employment there because of it's easy access but then we want to make sure that when that village center there along Route 14 comes in that its uses are not only appropriate to that as a regional employment center, but also then connects back into the rest of the community college district that it too, connects with.

So again, I think it's partly some of the imbalance issues. It's not all going to happen the same way. You'll have some commercial that will occur before the others. If you look at Rancho Viejo, the first phase of Rancho Viejo, the residential has occurred first. And now the commercial is around that.

If you look at the community college itself, the institutional happens first. And then some residential is occurring around that. So each one is going to be different. But the important point is we think that what Commissioner Gonzales was getting at, that somehow there needs to be balance here and how to do that balance and work with the balance is the critical test of the ordinance.

CHAIRMAN ANAYA: Any other questions of staff? If not, this is a public hearing. It's a second public hearing. It's open to the public to address both the authority and the Commission hopefully. And new issues if you would like to address any of the amendments that are proposed, please come forward.

SHIELA ORTEGO: Mr. Chairman, members of the Board, I'm Sheila Ortego, Executive Assistant to the President of Santa Fe Community College. And I've brought a letter from Dr. John Pacheco, President of the college.

"Dear Board Members: In preparation for your meeting on December 11th, during which action is planned on proposed amendments to the Community College District Ordinance the following position statement is presented from Santa Fe Community College.

South Richards Avenue is the gateway to the district as well as the main entrance to the SFCC campus. And we strongly support zoning decisions that would ensure the safety and security of our students, employees and children of community members using the college.

Commissioners should be aware that the college currently serves more than 13,000 students and clients. Programs range from academic degree offering to non-credit programs, to general community services office by the Early Childhood Center, the literacy programs, the GED and adult basic education programs. The use leadership initiative, the dental clinic and a host of other programs which serve the public.

We routinely serve young children and senior citizens, disabled clients and others or whom a high traffic level on Richards Avenue could pose a risk.

Whatever decisions are made on this issue SFCC strongly urges that proposals related to development or commercial zoning along South Richards Avenue address these safety concerns as a community SFCC serves.

Thank you for intention to this important matter."

CHAIRMAN ANAYA: Thank you very much. Anyone else would like to address the Commission and the authority.

JANE PETCHESKY: Gentleman and ladies and Commissioners and councilors. I'm Jane Petchesky. And I chair the Richards Avenue South Association. We were the first residents to build south of I-25 on Richards Avenue and raise quarter horses there.

Since then, there has been many changes and we've become supporters of the community college and have been a part of the road planning for the community college district. As I said, I chair the Richards Avenue Association.

The community college is a tremendous asset to the whole area. They continue to grow responding to the whole area to the needs of us all. The new dental clinic, as a part of the Dental Assistance Program, is an example. Most of us in the community college district -- most of the Community District Plan is a big step forward.

However, the plan is not sensitive to the college's traffic problems. Getting there safely is a major challenge. To avoid further traffic risks, the Richard Avenue Association and the Santa Fe Community College request that there never be allowed any commercial development on Richards Avenue between Rodeo Road and the college.

The commercial employment campuses and centers in the Community College District Plan south and east of I-25 need more scrutiny. This would open the door for more commercial business on Richards Avenue. The present area had churches, schools and residences.

We, residents in this area, take classes and others are employed by the college. Traffic is now over 8500 a day. And it's dangerous now. If you've been out there, you know people are passing over the yellow lines.

There will be great improvement on the road by Rancho Viejo in the spring. But there will still be -- the traffic keeps increasing both by the college and all of the area, the church, Santa Maria de la Paz, and Rancho Viejo. And so as soon as this is improved in the spring, I believe it will be right up to the new ability to take more traffic.

So we particularly ask for safer passage to the college. And that it is most important that this safe passage -- or safe as possible be continued.

You officials and all of the residents of our community rely on you to keep this gateway to the community college safer and safe as possible.

The college itself, is planning an excellent and handsome sign on Rodeo Road which just further shows you how important the college is to that road. And I hopefully suggest that you eliminate the commercial that is already planned in the community college district south of the interstate and east of Rodeo Road. Thank you.

CHAIRMAN ANAYA: Thank you Jane. Commissioner Gonzales?

COMMISSIONER GONZALES: I want to ask the staff to bring up issues. I was waiting until someone brought up the issue of traffic and I think that that's important. Cause I asked the staff to bring tonight and enter into the record a couple of traffic studies I determined that we've done.

And I know we went over this last time but maybe Tom could address as to exactly the state of the road of Richards Avenue. I know that the Santa Fe County has been talking to run to Viejo about the development agreement if that's going to address some issues. But could you make those available

and enter them into the record. Because I know that there are a lot of issues, Jane, that are coming forward concerning the traffic and I know that there are some traffic studies that have been done. I think it's important for tonight that we have those at least entered in.

And then an estimation by the staff, briefly, because there's a lot of people that need to speak as to exactly, once again, what the road can hold, what the improvement at Rancho Viejo will be doing to the road, will allow, in terms of additional capacity and at what point we'll need to do further modifications being going into the four lanes and actually getting interchanging place which we know is going to be very difficult to do. But never the less, something that, I think, everyone has accepted. Something that needs to get done. Do you know if the staff plans to do that, Jane?

JANE PETCHESKY: Oh, that would be great. Another position we have from the Richard Avenue South Association is that when that interchange does come that it be non-commercial.

CHAIRMAN ANAYA: Thank you Jane. Tom are you prepared to address the authority and the Commission?

TOM DOMINGUEZ (Subdivision Engineer): Mr. Chairman, Commissioners and councilors, we are prepared. We do have both documents that Commissioner Gonzales was making reference to. One is a study that was conducted by Public Works and I will give that to the court recorder. And then another one is the analysis that was done by Tierra Engineering.

I guess if we went back just a little bit of time in history when Windmill Ridge was before the appropriate boards and they were coming up for approval. There was a condition put on them that they enter into an agreement with the Santa Fe County for the improvements to Richards Avenue that would accommodate the types of capacity that we would be talking about.

At the time we made an assessment with looking at what we felt was existing traffic at the time and taking into account the different growth that would take place. We had approximated about 8100 ADT. The counts actually -- if you look at the analysis done by Tierra Engineering, the existing traffic is 8260 so we were --

CHAIRMAN ANAYA: That's the current capacity?

MR. DOMINGUEZ: That correct, Commissioner.

COMMISSIONER GONZALES: Right now that road can handle safely 8200 average daily trips?

MR. DOMINGUEZ: Right now ADT as defined, it's actually AADT and that's annual average daily traffic and it's done by some calculation. And all that means is that reflects the average daily traffic that is represented on the road per day. They go into a yearly calculation and divide it into day.

The counts were done by the Santa Fe County and they kind of bounce. The reason it's done over an average is so you can have somewhat of a fixed number. But just looking at what the Santa Fe County did, there's one day where there's 8900, another say where there's 8400. You look at another one and there's 4400 which was probably an off day. Or probably not a week day. So that's why the average is what you do all you calculations on.

I won't say that it was -- that Richards is designed to safely carry that number. That's the number that's actually on the road today.

COMMISSIONER GONZALES: That number being 8200?

MR. DOMINGUEZ: Being 8200, yes, according to the calculations that was done by Tierra. What we did was in trying to facilitate or work through that agreement with Rancho Viejo, we met with different stake holders throughout and we looked at different improvements that could be done. And you are exactly correct, Commissioner Gonzales, in that we are by the end of this week we will have that agreement done and complete.

Tierra also, as part of their design, and Public Works has set forth this RFP is that they were

going to do the improvements and there's two alternatives.

One is with the addition of shoulders and some turn lanes at some intersections and then the other alternative would be for the ultimate four-lane build out.

By the calculations that were projected both when we begin meeting, I had done some calculations. We figured it would be about 18,000 ADT with the improvements. From what I understand, Tierra --

COMMISSIONER GONZALES: What improvements? Just the shoulder improvements?

MR. DOMINGUEZ: This would be the addition of shoulders and some turn lanes at the intersections.

COMMISSIONER GONZALES: Okay, this is not the four-lane? This is just with the --

MR. DOMINGUEZ: That's correct. This is just -- yeah that is with just the addition of six foot shoulders and some turn lanes for appropriate. And that they have run the calculations and by their calculations, it looks like it's about 17,500 ADT. That would safely be accommodated with a good level of service.

COMMISSIONER GONZALES: Okay, so the next question is if all this additional capacity, what did they equate into the actual number of approved units at Rancho Viejo, what does it in terms of what the community college, assuming enrollment is going up, I mean, how does it accommodate some of the natural issues that exist today with the current environment? Would this be able to accommodate that?

MR. DOMINGUEZ: Mr. Chairman, Commissioner Gonzales, I think if you kind of put the math together and you look at approximately 8200 currently and approximately 18,000, that would be facilitated with a good level of service with the improvements to Richards. If you look at that difference of about 10,000 ADT you figure in about 1-1/2%, per year, of growth, just natural growth.

And I believe that that would be encumbered by probably the community college and then just some of the things that are taking place as things grow. A number of that will be taken by Rancho Viejo's further development.

One being, what they've already got approved. They've got Village 1, Village 2, and College Heights already approved. Windmill Ridge, once this improvements are done, they'll be able to start selling those out. So we'll see some of the growth there.

And we've done some preliminary calculations that we're probably looking at about using up. You ask about how much is out there in regards to dwelling units. The rule of thumb that the Santa Fe County uses is there's 10 ADT per dwelling unit. So you would figure that if there's 10,000, that would equate to about 1,000 dwelling units that would be available. When you subtract out the 1-1/2% per year growth and there's still some room in there.

The other thing I'll add to that is the other alternative is the four-lane. And at that point for at rush of having things thrown at me when you start talking at full build, what a four-lane might look at, I mean, you could probably accommodate up to 40,000 ADTs. Depending on what that where it would be built out to.

We all know the restraint there is the abutments at the I-25 overpass.

COMMISSIONER GONZALES: Part of the reason for the modification, I understand, of Richards right now is for safety, is that right? Cause I hear that is a big issue. We got a letter from the community college saying that whatever we do tonight, just make sure you keep into account the safety of the individuals travelling to school. Or is it to accommodate more growth?

MR. DOMINGUEZ: Mr. Chairman, Commissioner Gonzales, I think probably a little

bit of everything. But I think safety was the primary factor. And I would like to, for the record, say that when we started our preliminary conversations and we had all the stake holders present, we did have the president or his designee of the college at a number of those meetings.

So we were very familiar with their need for the safe passage of their -- especially the non-motorists, the bicyclists. And that was really our first intent was knowing that this growth was going to occur. We wanted to safely accommodate them.

COMMISSIONER GONZALES: So the primary reason, right now, is for Rancho Viejo doing that expansion is to address the safety issue of Richards Avenue?

MR. DOMINGUEZ: Mr. Chairman, Commissioner Gonzales, that was the intent on behalf of the Santa Fe County that we have safe passage. It just happened that Rancho Viejo had some up at that time and they were willing to step forward for the outside improvements. But I believe it was everybody's focus for the safe passage of motorist and non-motorist traffic.

COMMISSIONER GONZALES: Thank you.

CHAIRMAN ANAYA: Are you done Commissioner?

COMMISSIONER GONZALES: Yes.

CHAIRMAN ANAYA: Councilor Lopez?

COUNCILOR LOPEZ: Yes, I'm kind of wondering if this is the appropriate time and what are the --. The existing transit route extended because, the city Santa Fe Trails all the way out to the IAIA campus. And in doing so is a great deal of support to be able to help extend public transit into the area. The city and county today haven't been very effective in working together to provide public transportation in this area.

But I hope in developing an ordinance we can really have that be a...feature because I think when we're talking about the average daily trip accepted there that it can be somewhat mitigated by having public transportation available. And at Rancho Viejo everybody supportive of having the bus route going out there.

What we haven't been able to quite muster up yet is a way for the city and the county to work together to seek public transportation in partnership as being a way when we're talking about clustered communities when we're talking about the kinds of things, the goals of this plan entails, is having an effect of public transportation system into this area.

And I think that I can already see the routes being developed there. So I would hope that we'd talk about the work to be done after the passage or whatever happens here tonight. That we continue to seek public transportation as a key element to the development of this area. So it won't be like other parts of town that cars are the only answer.

I think with the street network that's been described today, that if it really hit into that average, that ADT there, by having reliable, low cost, public transportation out into the county here.

MR. KOLKMEYER: Councilor Lopez, that's a really good point. And we had met -- we had a couple of meeting with Tom Williams from City Transit going back, again, about ten months ago, to really start the ball rolling on these discussions. And we have a couple of loop ideas already figured out there.

Of course there's two problems, money, always at the top of the list and secondly, being able to build up enough ridership so it would actually work. And part of the problem there will come from whatever agreements when we redo our joint services agreement and joint powers agreement with the city is that we may have to discuss the role that we each have again if we want transit really to work.

And secondly, that's again, the idea of having these villages again. The population isn't dispersed. So it's a little easier for transit to work if we have people a little bit closer together. And I think Tom Williams was very supportive of this idea. And again, it being a regional planning issue, it needs further discussion.

And we also think it's related to, again, perhaps starting to look at the issue of needing a regional transit authority to help us maybe find some other ways to fund these things as we expand. And again, before you came, I was talking about the commuter train, for example. On the other side, the eastern boundary, we have as many people know, six and a half million dollar authorization from the federal government to try and make that work.

So again, we're on the verge of a really big breakthrough in transit. But piecing it together is going to, again, take a real cooperative effort.

CHAIRMAN ANAYA: Thank you Councilor Lopez. Anyone else like to address the authority and the Commission.

JIM KLEMMER: My name is Jim Klemmer from the Richards Avenue South Neighborhood Association. The first thing I want to say is that it's our understanding that notice of the meeting, this particular meeting was published only one time in the New Mexican on December 3rd.

And it's our understanding that this is not in compliance of New Mexico State Statute for notification of these meetings to the public under Statute 3-21-14. And I would like an opinion from staff on that?

CHAIRMAN ANAYA: Steven?

MR. KOPELMAN: Mr. Chairman, members of the EZA and the Commission and public, this ordinance was originally authorized for publication back in September, I believe. It's gone through far more than two publications. But the requirement originally was when it was authorized the first two public hearings were noticed in the newspaper at least 14 days prior.

Since then there's been a string of postponed meetings or adjourned meetings. At every single one of those meeting notice was given. They were posted at the courthouse door. They were posted here. They've also been published in the newspaper. There have been numerous newspaper articles.

I think that it would be pretty hard to make the argument that there hadn't been substantial compliance with 3-21-14 or that somebody can really realistically say that I did not get notice of these public hearings.

CHAIRMAN ANAYA: Thank you Steve.

MR. KOPELMAN: Thank you, Mr. Chairman.

CHAIRMAN ANAYA: Thank you Jim.

JIM KLEMMER: I want to put some of my comments into public notice if I can. To follow up on Tom's thing on the roads, it was a good explanation of kind of like the situation we are in out there. As you can see that probably 50% of the time we're over capacity on that road right now. I have been almost hit several times by students or people attending -- coming up the road behind me on Richards Avenue at a rate of speed that was way too high for the road. And I turn at College Heights Road which is lit on the church side. It's not lit on the College Heights side. And almost got rear-ended a few times.

So it is a very difficult road right now. We have a lot of capacity problems on that. We are happy that the road is intended to be improved as much as it is for capacity. In our calculations, we figure that that road even with the improvements, 17,000, 18,000 cars, that that will be surpassed in five to seven years.

Realistically, the interchange does not look like it's going to come through. Because of the state's inability to have the money to make the change there. We will not get a four-lane for at least reasonably ten years. So we have just really major traffic restraints on there. So, that's one of our major concerns.

This matrix is one I call the Jekyll and Hyde Matrix. That on one side of the outlining of the village zones, the neighborhood centers, the new community centers, and the neighborhoods listed on here. On the other side -- and we've done a really good job restricting residential sprawl. Okay. And I

really -- this is the really good part of the plan right here.

The other side outlines a lot of the commercial elements of our plan. When you have a statement that says the size of an employment center zone is as shown on the community college land-use zoning map what does that mean? Okay. How do we arrive at a figure that says, "Well 100 acres of commercial zoning for an employment center right at the beginning of South Richards Avenue was a good idea. How do we come up with that idea? Okay.

I don't see any reason for it. I don't see how we got to say that we are giving all these commercial zones, a particular size of zoning which still is not specific. There's just on the map in a particular size without knowing, okay, the traffic impacted those commercial areas. And the water impacted those commercial areas. Okay. It's just a really bad part of the plan. This is commercial sprawl.

There's no reason that -- I believe one of the Commissioners was asking whether or not an employment center could become a village. And according to our Land-Use Tables it looks like it could. So we are actually permitting un-sized, unlimited size of commercial areas for no reason whatsoever. Except maybe for some development interests. I'm not sure. That's never been explained to me and I've never understood it. So I sort of confused about that part of it.

As you can see there's a lot of confusion still in the ordinance. Just from the conversations we've had so far, this evening, employment centers are pretty much still undecided. Either in size, location, they don't have a Design Matrix to them that's satisfactory to everyone. They don't have a designed relationship either in size or use to the other parts of our villages that we're creating.

I'm proposing tonight that employment zones be defined and this would be an amendment to the Land-Use Table as optional development types. We do this with neighborhoods. Which is our main residential component. It's listed, if you look on your land-use table, as an optional development type. And I'm proposing that both employment zones and institutional zones be explained the same way.

So the language that is there is:

"the employment zones are optional development types. Permitted uses can be individually proposed by each development according to the permitted uses listed in the Land-Use Table. The size, placement and phasing will be proposed at the time of presentation of a General Development Plan."

There are villages -- our villages are mixed-use. Our villages are our commercial centers. I think that Mr. Kolkmeier has said that we would like to see our village centers, our new community centers. Built as our main commercial types. Employment centers, I still don't know what employment centers are. I don't get a real good feel for it.

Maybe it's something that doesn't fit in a new community center but what doesn't fit in a new community center. I get very confused by the Land-Use Table. You know in how they designate what good for there, you know, why do we have single family residential in employment centers. By the way of churches in employment centers. Okay. What do we have public buildings in employment centers. Those belong in the villages, the heart of our villages.

Why are hotels in employment centers. You know, downtown Santa Fe is a lot of hotels and hotel space. And that's how our villages grow. Neighborhood centers could also use that type of designation in their areas. Hotels should not be in employment centers.

Large restaurant are allowed in employment centers and in institutional centers. Large and small retail is allowed. It's eligible use in our employment centers. Okay. Those are the things that really need to be in our villages and in our neighborhood centers. Laundromats in employment centers.

Why do we have a laundromat in an employment center. I'm not sure exactly why.

Ranching is allowed in institutional centers. Okay. A land-use map is a -- a Land-Use Table is

a defective part of this plan. It really cannot represent what really should happen out there. I'm just very confused. I don't know why these things are listed this way. I tried to figure it out and I still can't do it.

Institutional centers, we say should be listed as optional development types also. We think that this would help solve a lot of problems of the employment centers. We think that the employment center that's proposed on Richards Avenue which is sized at 100 acres for whatever reason, okay, I'm just not clear about. We show that on that property there's 160 acres of commercial designated, 160 acres according to our calculations bring about 10,000 or more trips per day on Richards Avenue. That uses our capacity for the next ten years.

What we would accept on that property and that's a valid question what we would accept is the village center with its neighborhood centers around it. And a small employment center probably zoned at more than 25 acres as a complimentary type of thing to the villages. And we want it placed as close to the community center as we possibly could get that so that we could have a good relationship with the retail in the new community center and the employment in the employment center.

Any larger than this, we think, would over employ a whole part of Richards Avenue. The community college employs a lot of people right now. That's within one mile of that property on Richards Avenue. It's a big traffic generator. Obviously this would be another big traffic generator.

There needs to be criteria for the various development types of our plan as we have talked about before. And I still propose that the handout that you have in your package, right now, explains that residential/commercial component very well and that that need be made part of the ordinance.

Phasing of the actual buildings in the areas is undefined in the ordinance. Property phasing is crucial to the success and failure of the villages. We still think that the villages should be able to develop 40% of their neighborhoods and their retail before an employment center is actually conceived and placed in it. There's no reason not to.

The ordinance is interesting. It's sort of a hybrid ordinance. We have things in there that help limit growth. We have things that encourage growth. Sprawl is our concern. We don't think that we have the limitation on commercial sprawl that we need and that we have actually on residential sprawl there.

It's the beginning of a good ordinance, passing it in this unfinished stage, we think, will complicate development for years. In order to have other committees come back and review the plan, that type of thing. And that's not an easy thing to do. Getting meetings before both of your bodies is a long and arduous process. And it makes it very difficult.

To get this ordinance in a much better form at this point, we think, is a much better idea. Even if it takes a little bit more time.

Maybe unresolved portions of this ordinance should be deleted for the time being. And then worked out before those parts are passed. For these and other reasons, we ask that this ordinance not be passed as this time. And then only after a reasonable attempt to resolve these issues has been made.

We have participated in this planning process for our neighborhood in good faith. Reserving our protest to civil and very reasoned responses. Only to have our suggestion, we feel, ignored and our concerns dismissed. We believe in the irresponsible action of Santa Fe County to determine the placement, size, and size of commercial zones in new development regions before a specific plan is proposed.

It is equally responsible to designate zone priorities without knowing or considering traffic and water impacts for the development. In our district Richards Avenue is extremely important and very sensitive gateway to all the development that will take place in this area in the foreseeable future.

A demand for special consideration for any development that happens especially along its borders. Commercialization is the least desirable form of development along Richards Avenue's length.

I would also like to point out a portion of the Santa Fe County development code where a local development review committee is appointed or shall be appointed for this area and it should be done by the Commissioners. Not as an amendment but as a separate board in itself. Thank you.

CHAIRMAN ANAYA: Thank you Jim. Jim, is there no police visibility on or in the area?

JIM KLEMMER: I'm sorry.

CHAIRMAN ANAYA: Is there no police visibility in the area?

JIM KLEMMER: It's very little actually. I would say that probably in my trips down there we probably every other month I see a police car travelling down there.

CHAIRMAN ANAYA: Okay, Sam, you might structure a letter to the Sheriff's department sharing this person's concern. If you don't mind. And another question Jim, it seems to me that previously you were, I guess, you were in conformity with the ordinance and everything like that. It seems to me that there's been a change of heart on your part?

JIM KLEMMER: The parts of this ordinance -- in general, we really like this type of development, okay. For the reasons that I pointed out and the points that I made, we don't think it's in its finished stage and if it's not in its finished stage it's going to be much more difficult to finish later. Okay. Or to amend it.

Just your discussion on the Land-Use Table, I mean, you know, and my concerns about the Land-Use Table. And I think that that's one very big part of it and I'm very concerned about why we have the amount of commercial that we are showing on Richards Avenue right now as a proposal. Before a proposal comes forth.

CHAIRMAN ANAYA: Okay. Thank you very much.

MS. MCGOWAN: Mr. Chairman, may I ask a question?

CHAIRMAN ANAYA: Yes, Judy, you could.

MS. MCGOWAN: Cause I didn't understand one of your comments. You were talking about optional uses and I know that was in your letter too and I didn't understand it there either. The neighborhoods are optional to neighborhood centers. In other words, you can do either one. What would you be proposing? That employment centers and institutional centers be optional too?

JIM KLEMMER: The optional part of our Development Plan, there optional to villages. Not all villages will need an employment center. Not all villages will have the use of an institutional center. We think our institution should be as close to the neighborhoods and to the village centers as possible. So that's why we are calling it an optional development form. I think that what employment centers are extracted elements of villages. Okay. Most employment actually happens or should happen within our villages. That's what we say. Right on that matrix it's the center of activity for our villages.

Employment centers were a dreamed up form that came about when we said, "Well, what happens when we have a big user," okay, "that needs to have a place to go or something that's inappropriate to a new community center." And I don't know what's not appropriate to a new community center, myself.

MS. MCGOWAN: Okay, so you would recolor the map to make those areas yellow?

JIM KLEMMER: Absolutely. And especially the institutional center, I think that's on Richards Avenue or shown as part of the Oshara Project. It's too far removed from its village center to be a useful element in that regard. And probably needs to be a neighborhood center or a neighborhood area.

MS. MCGOWAN: Okay, I understand what you're saying.

CHAIRMAN ANAYA: Thank you Jim. Caroline?

CAROLINE SIGSTEDT: Good evening. My name is Caroline Sigstedt. And I too

feel that there a lot of elements to this new Community Plan and the ordinance that are very good. And public hearings are to share concerns and this putting anybody on the defensive. When Jack started tonight he mentioned that most of the Commissioners had heard this district and the audience -- ordinance many times over lots of years.

But then he followed that up by stating that Councilor Martinez might have been hearing this for the time, this evening. And perhaps -- well, I guess what my concern is that for something the scale of this new community college district, I feel that the city and the county need to really begin a discussion and talk a lot. It's not just a partnership on the transportation. It's clearly a partnership on the water issues.

The water for the new community college district is being found for the most part by the developers. That water goes into the county water system. But keep in mind that the developers are the engine behind the county water system. And I'm not putting a judgment on that. I'm just calling it the way it is.

I'm also saying that we have a city water system and we have a county water system that are separate. But this new community college district which will double the size of Santa Fe in 50 years will virtually make the city and the county water system one in the same. You are partners when it comes to this. So the city truly has to buy into the entire concept of a development of this size.

The city at the water planning -- their Policy Planning Commission discussed the water problems before us at the city level and the county level. And we talked about how we couldn't have a 2% growth that needed to look at a 1% growth.

If we're looking at this kind of grown in the new community college district over the next 50 years, we're basically saying, as a city and as a county, as a region, we are targeting our growth in this area for the most part. I mean, that's going to double the size right there.

So that means that we as councilors and Commissioners have to look at the way we've been developing up to this point. And accept the fact that we are going to have to change our practices for the better, hopefully, future community.

These are all decisions that will take place in the EZA. It's going to be an amazingly important body. And it will determine the health of our future community. And I just want everybody to realize that these are my concerns. And the partnerships lasts on all levels.

The other thing I just want to mention is in terms of the schools, it's not in any legal -- there is no legal assurance. This development will mean that we need 17 schools. Some of them being junior highs, some of the high schools, which pretty pricy projects.

In this ordinance there is no legal assurance that these sites will be good sites and that they will be contingent to certain developments. At the last CDRC meeting there was a potential school site that could have taken place in the Rufina area with Bill Chapman's development. And he came forward kind of wanting to perhaps pass on that generous offer.

And it's been proven in terms of affordable housing, in terms of school sites, that if it's not mandatory, if it's not in law, or if the Commissioners and the councilors don't mandate this as well, it really won't happen. And people at the last hour will try to back out.

Another concern I have about this is only 15% affordable housing considering that this is where we double our city and we've neglected affordable housing over the last 50 years. Thank you.

CHAIRMAN ANAYA: Thank you Caroline.

COMMISSIONER GONZALES: Mr. Chairman?

CHAIRMAN ANAYA: Yes, Commissioner Gonzales.

COMMISSIONER GONZALES: Just a couple of remarks for Caroline. One, I've never heard that this is going to double the size of Santa Fe. And I think that that sends out some very scary signals.

CAROLINE SIGSTEDT: That's fine.

COMMISSIONER GONZALES: And the other thing was that 17,000 acres really we've got to keep in mind that only 50% is going to be developed on. So on that it lessens it even more so. So this is not going to develop or actually double the size of Santa Fe.

The other thing, I want to point to a memo that we received from the City of Santa Fe. And anyone who follows the EZA knows that the City Planning Division is never fearful of opposing the county on developments. And there's been some suggestions tonight that it's not a good ordinance or that it hasn't -- it's not in its proper format. I just want to cite what Ann Clandon's and Cyrus's Sammy -- how do you say the last name -- Sami have stated here.

For the record, Mr. Chairman, it's already in but for the public that's here you may want to know how the city is regarding this effort by the county:

"City staff has had the opportunity to work with county Planning staff and the Planning committee in the development of the Community College District Plan. Staff has also had the opportunity to review the Land-Use and Zoning Regulations presented for your consideration."

The city goes on to say:

"They also succeed (they're talking about the regulations) that they have been developed as a means toward --" (tape ends) "district."

"What distinguishes this from other land-use codes is that design issues and quality of life issues have been quantified and are enforceable."

"City staff commends the efforts of the community in developing this ordinance and supports its adoption by the Extraterritorial Zoning Authority."

I think it's important that we understand for anyone who follows city and county politics that, again, the city staff has always been the first to come forward when they've disagreed in the route that the county has gone forward in.

And I think that this demonstrates and illustrates the fact that the city and the county, two independent professional planning staffs have basically stated that this a good ordinance and is something that should go forward. And ultimately when you're sitting up in this position many times you rely on the professionals in giving that kind of guidance.

CHAIRMAN ANAYA: Thank you Commissioner for you input. Jack?

COMMISSIONER DURAN: Mr. Chairman?

CHAIRMAN ANAYA: Commissioner Duran?

COMMISSIONER DURAN: I'd just like to address one thing that Caroline said about the impact of schools. One of the amendments asks that we add the following criteria for Master Plan approval. To read as follows and that would be found on Page 8, Line 9:

"Where conformants to the District Plan and other applicable law and ordinances and affective time in consideration. Including required improvements proposed roads, community facilities designed and are construction standards and open space standards."

We would add impact of schools.

CHAIRMAN ANAYA: Okay. Thank you Commissioner. Jack?

CAROLINE SIGSTEDT: I just want to point out on Page 7, Number 10. You know: "in terms of providing a School Impact Report, the designation on CCD Land System Maps are advisory and not mandatory and are indications of the estimate of the number of..."

and so forth and so on. In other words, this is not -- these sites are not designated, there is no legal assurance for these. And I'm not saying that this won't happen. I'm just saying that we should all be

aware of that.

The other thing that Commissioner Trujillo mentioned was -- well, actually, traditional communities are timeless. You know, traditional communities in our state are happened over many, many years are timeless.

What we're talking about here are new communities. These are for the most part planned by developers. And even the Community Plans are not Community Plans like La Cienega or Tesuque or Cuyumungue. They're developers making those plans. Because the communities don't exist yet.

And so there needs to be vigilance on the part of the EZA to make sure that there is a true community sense and not just a bottom line.

CHAIRMAN ANAYA: Thank you Caroline.

JACK SULLIVAN: Mr. Chairman, my name is Jack Sullivan. I am a resident and homeowner in the community college district. I reside at 49 Churchill Road.

This is intended to be a Community Plan. That's the name of the ordinance. And I think what you've heard here this evening, the residence of the community college district have throughout the last six-plus months that this plan has been actively pursued and participated vigorously in the plan.

And what you've heard is and I'll quote from their submittal at the December 4th meeting that should be in your packet from the Richards Avenue South Neighborhood Association:

"We believe the ordinance in its present form is unacceptable for adoption. It allows the main commercial develop type so-called "employment centers" to be unrestricted in size and practically unrestricted in allowable uses. This is sprawl by any other name in an otherwise Anti-Sprawl Plan."

So I think we need to make it clear, first of all, that this is a Community Plan. There are advocates, there are those who feel that it's a good plan, primarily property owners and developers in the area. The residents in the area do not feel, at this point, that it's ready for adoption.

Commissioner Trujillo brought up the issue of water. The plan does not address water or water use or any phasing of water availability, water restrictions, water criteria. We have that information available to us that the Shoemaker Report that's just recently been completed. That could be added. I think we feel that land-use planning is a function of the county and we certainly wouldn't abrogate that to anyone. I feel equally the water use planning is a function of the county and it shouldn't be abrogated to anyone.

There is discussion also, this evening, about roads. And let me clarify and Commissioner Gonzales is not present right now but there are two numbers that the consultants for Rancho Viejo have come up with on the roads. As we previously discussed, the total capacity, theoretical capacity of Richards Avenue, once it's widened with two six foot shoulders is 17,970 ADT. That's average daily traffic. That's after it's widened and improved as best as possible given the fact that it can't go four lanes.

If that same road does not have the six foot shoulders the capacity of the road is 15,820 ADT. So the 2,000 that exists there, the difference between the two-six foot shoulders actually gives you another 2,000 ADT in that process. And that's the max that we can go.

Bear in mind, we're allowed 8,000 ADT now. Rancho Viejo is already approved for some 660 units. About 160 have been occupied now. There's still 500 units in Rancho Viejo that will still be built. That's another 5,000 ADT to be added on to the 8,000 ADT. So there's 13,500 right there. Not counting the community college. Not counting the church or any other uses that may come into that area from normal 1-1/2% growth.

And Rancho Viejo has indicated in prior meeting that they are selling homes out there at the rate of 200 a year. So that is moving fast.

And let me tell you another factor in the road calculations that hasn't been mentioned and that's

another factor that's called "level of service." In both of those calculations, the 15,820 and the 17,970, the "level of service" is E in both of those. What does that mean?

I'll give you an example of a road in Santa Fe that's "level of service E." Cerrillos Road is "level of service E." There's only one lower "level of service." They go "A," "B," "C," "D," "E," "F." Engineers are so orderly. "F" is it.

Cerrillos Road, when you put in a development proposal on Cerrillos Road, you are required as an engineer to show with your traffic measures and your decel, excel lanes, that you maintain a "level service E." That's the requirement.

So both of these situations that we're looking at, how much can Richards Avenue hold. And we talk about 16,000 or 18,000 vehicles a day. I want you to know that both of those are "level of service E." That is a Cerrillos Road, level of congestion. And it's a quantitative number. It's used to determine the safety of the road as perceived by the driver.

So that's what when you're getting to "level of service E" that's where you are. You're about half that way there now with 8,000 vehicles and people are already experiencing problems that some of which you've heard this evening. So that's the road situation "level service E." Two-six foot shoulders gets you 2,000 ADT.

My final point is on the commercial development that's being proposed and mentioned previously on the southeast corner of the I-25 overpass. There are three in one 500 acre tract -- there are three centers there. There's a village center. There's an employment center. And there's an institutional center. All within one 500 acre tract.

The point brought out previously has been that the community center can be 75% commercial. I think people need to know that. So there really doesn't seem to be any valid reason or use for the employment center. We have many of the same uses in the institutional center. Many of the same uses in the commercial center that allows -- in the village center, pardon me, that allows 75%.

So I would certainly support the concept that has been brought up that these be considered optional zones. And I think that that might address Commissioner Duran's suggestion or recommendation that the conditional uses be special uses. Cause that would bring those uses up before the approval bodies as the need indicated. Thank you for your time and your consideration.

CHAIRMAN ANAYA: Thank you Jack. Next speaker please.

JUDY STEVENS: I'm Judy Stevens. I'm with the Santa Fe Land-Use Resource Center. I want to make a request concerning policy that is not limited in it's application to the community college district. But I think it becomes important because of the community college district.

I would ask you to consider in the future adopting some provision and county ordinance related to the kinds of water rights that would be considered acceptable for developers to transfer to the county to serve new development.

I'm thinking of acequia water rights where the transfer has been contested by an acequia even though it's been approved by the state engineer. I'm not aware of such a policy and I'd like to encourage you to consider adopting one.

CHAIRMAN ANAYA: Thank you very much. Next speaker please.

COMMISSIONER DURAN: Mr. Chairman?

CHAIRMAN ANAYA: Commissioner Duran?

COMMISSIONER DURAN: If I recall, a couple of years ago Mr. Trujillo had the same concern and we adopted a resolution. Basically said that we did not support the transfer of water rights were they've been proven to be used as acequia rights. Isn't that correct?

COMMISSIONER TRUJILLO: I think that's correct. Estevan did we do that?

ESTEVAN LOPEZ (Land Use Administrator): I know we passed a resolution.

COMMISSIONER TRUJILLO: Well we're going to make it part of our water program in Santa Fe County that we would not compromise traditional uses all for the purposes of residential or commercial development.

MR. LOPEZ: Mr. Chairman, Commissioners, there was some discussion about that. I don't think that we ever passed a resolution to that effect though.

COMMISSIONER DURAN: Did we make it a part of our water program?

MR. LOPEZ: Not explicitly. You did make some statements as to that being a goal of this commission. But I don't think that it ever got adopted in the form of any resolution in that regard.

COMMISSIONER DURAN: Cause this Commission is quite sensitive to that fact. And I think that we should solidify their position in some form including the resolution or other documentation. Cause it's a real issue out there.

CHAIRMAN ANAYA: Thank you Commissioner Duran.

LUCINDA LYNCH: Yes, my name is Lucinda Lynch and I live off of Dinosaur Road in this College District Plan area. I'm putting in a vote against this ordinance because of the idea employment centers and the mixed-use commercial just -- you know, I just think it's very ill-planned. The whole idea of seeing any type of mixed-use commercial is a very well planned idea, first of all.

The other thing about employment centers is somewhat utopian. Because to say that people that are living in that area are going to work in that employment area is not probably very valid. You know most people commute way far away from where they live. People live in Santa Fe. The commute to Los Alamos. People, Espanola, commutes to Santa Fe. People from Santa Fe go to Albuquerque. People in Albuquerque come to Santa Fe. And that's the reality. I just wish that you will think about this. Because it sounds so good on paper. You know, it's a great plan. Oh yes. Now these people here will all work at this employment center. They will shop at these stores. But that's not the reality. I mean let's fact it. Everybody is going to go to Wal-Mart. They're going to go to Home Depot. They're going to be using Richards Avenue. And it's just, you know, they're not going to be staying in those bottled up little community centers.

And also the first commercial development that will come in is McDonald's, Kentucky Fried Chicken. Who knows what kind of commercial development. It has to be very specific.

And the other thing that's a negative on this is trying to get a lot of commercial outside of the city center is that it starts getting developed outside of the city and the city starts to die in some ways.

I mean a lot of the stuff that's already developed in the cities is being taken away. The people are being removed from that area with other commercial. They're going to other commercial developments in their area and they're not supporting that commercial development and it starts to die.

And I've seen that in large cities that have a lot of suburban development that have their own commercial centers within the suburban area. Then the city starts to die like in Los Angeles. I saw it in St. Louis and other areas. All the little suburb and developments take away from the city.

I think it's really faulty. I don't think it's very well conceived -- that idea at all.

CHAIRMAN ANAYA: Thank you very much ma'am. Next speaker, please.

TONY SAWTELL: Mr. Chairman, Commissioners, my name Tony Sawtell. I'm an attorney in town. My office is at 2006 Otauf Road. I'd like to address one specific proposal that surfaced during the first part of this meeting and urge you not to amend the proposed ordinance at the last minute.

To eliminate any land-use based standards in approving special uses under Section 5, Paragraph 3, which is found on Page 10 or the ordinances. As written:

"An applicant for a special use approval has to make all the submittals to staff for a conditional use or an eligible use. And in addition, has to undergo special

administrative scrutiny. The ordinance provides special uses require a more detailed study prior to approval."

"The land-use administrator may require additional submittals in order to evaluate the potential effects of the development."

Then the proposal has to go before the Board of County Commissioners. And the ordinance as written provides that:

"In approving a special use, the BCC shall consider the following:

1. Whether the proposed use is appropriate and compatible in the specific location. Environmental impacts including, without limitation, noise, lighting, traffic and visibility effects generated as a result of the development are mitigated so that the effects on the adjoining properties are minimized; and

2. The intent and principals of the Santa Fe Community College District Plan are implemented by the approval of the proposed use in the proposed location."

As written, this ordinance give the BCC a great deal of discretion in passing upon proposed uses. And I would urge you not to amend it to add any additional language making that discretion completely unfettered and unrelated to land-use based criteria.

If we make it unfettered discretion without reference to land-use, this is no longer a land-use ordinance and it becomes a vehicle for accomplishing purposes that may be completely unrelated to land-use. I would urge to you leave Section 5, Paragraph 3.B as is. Thank you.

CHAIRMAN ANAYA: Thank you, Mr. Sawtell. Next speaker.

BILL CONWAY: Mr. Chairman, Commissioners, councilors, my name is Bill Conway. I'm a resident of Santa Fe County. I live in 58-B, about a mile and a half from the edge of the college district.

I'm advising Oshara and Taurus, the 500 acre piece of land that you've heard mentioned so many times here tonight. That 500 acre piece of land on the east side of Richards Avenue ironically is less than 3% of the college district and has elicited 50% of the words tonight. So I'll try to keep mine as brief as possible.

But I find it a little ironic that the people speaking against this piece of land are specifically seeking to have removed or delayed an employment center designation. And it's just such a designation that would speed up the creation of a mixed-use environment out there on Richards Avenue. And we've spent a lot of time working on this plan trying to create a mixed-use community. Indeed, there already are schools, residences and churches right there. And the missing ingredient is jobs.

And the suggestions to eliminate or delay the creation of the employment center, I'm afraid, has some potentially negative consequences for the plan, itself, and for Santa Fe County.

I believe that property created the employment center can be a well-planned environment that will be a real asset to the community. It will be planned to the extent that it will be mixed--uses. All the zones in the college district are intended to be. But it will be designed in such a way that the employment that would be attracted to these places would be compelling. That is attractive.

And therefore, the first thing that these employment centers will do will bolster the Santa Fe County ability to achieve its overall Economic Development Plan by being attractive to jobs. And because it is attractive to jobs it will be attractive to the college district. The more jobs that you have there the higher the likelihood that those job-holders will demand and seek housing nearby.

There's a direct relationship between jobs and housing. To the extent that we are able to create jobs at the college district it also helps do several other things that we talked about in the planning sessions for the College District Plan.

There are opportunities to evolve the local economy in ways that really unfortunately can't be

done inside the city limits. Because most of the commercially designated land that is available for development in the City of Santa Fe is in small lots and off main roads and is either -- there's not a substantial quantity of it. Rodeo Business Park is almost sold out. Valdez Park is almost sold out. And so on.

There are times in the future where as have been mentioned tonight that there will be significant employers that may want to locate in the community. And just such employers are to be located at the employment center.

But in addition to that, our local economy is not comprised of these large major employers. Other than government and the services-oriented to the tourist industry our local economy is small business. And the growth in the local economy in the recent past has been very heavily and preponderantly arisen in this small business sector.

We have started up high-tech firms. We have a flourishing arts & crafts business. We have a specialty manufacturers of small components that are made into and assembled into larger pieces that are shipped off or assembled elsewhere.

At these employment centers, it is our goal to, I believe, to try to create clusters of like-minded employers that would, for example, be in the furniture industry. You have metalworkers as well as woodworkers and designers and fabricators. All of which made these small businesses. And to the extent that they are able to locate conveniently to each other.

It is the kind of thing that is attractive, can create a cluster, and when you have clusters as people in the economic development business know, you'll be able to attract and multiply. It's called "centergy" and that's the kind of thing we hope to create at these employment centers.

The other thing that is really interesting about the employment centers is that it creates opportunities for -- let's just call this "mixed income" employment. That in employment centers we expect because of the range of business types to be there to have a wide variety of wage scales present in the employment at these places.

I believe that some of the arguments that have been used against the employment center or as arguments for delaying the employment center are a little bit off base. I'd like to spend a minute explaining why I believe that to be the case. And then I'll step aside because I hear Karl Sommers wants to get up here.

Jim Klemmer has presented to you all an analysis of the relationship of the employment types and job generation within the different zones within the Santa Fe Community College District. And there several assumptions that are implicit to that analysis that I'd like to talk about. And give as therefore refuting the reason for you to delay or cancel the employment center.

It is assumed in these analysis that all jobs are the same. And that's not really true as we know. All you have to do is walk around downtown Santa Fe and you see a certain kind of job. And then you walk around down on Siler Road and you see another kind of job. And then you walk out to Rodeo Business Park and you see another kind of job.

Inside of downtown Santa Fe there's several components of several classifications of jobs just on San Francisco Street. We have restaurant, hotel, retail, office, business service and so on. But they're basically white-collar employment. And these are exactly the kind of jobs that at some time in the future are reasonably to be expected to be located in the so-called "new community centers" out at the Santa Fe Community College District.

These are envisioned in the Land-Use Regulations that you see over there in the Zoning Matrix to be relatively high density environments. That are very richly textured mix-use places. And that, I think, is how I just described downtown Santa Fe.

But if you go out to other places in our community we have jobs that are a little more horizontal, if you will. And these horizontal jobs are the kind that are envisioned to be in these well-

planned, mixed-use employment centers that we envision for the Santa Fe Community College District.

The difference in the job types are the difference between an operator in a call center which happened to be single-story buildings with sometimes 15' ceilings. But they are densely packed with employees. A call center can have as many as five employees per 1,000 sq. ft. Now in an environment like the employment center that would yield on a one acre piece of land probably a 15,000 or 17,000 sq. ft. building. So we would have 85 to 100 employees in that one building on one acre in the employment center.

Now admittedly that's a lot of employment on one acre. And in fact, it's five times the employment level that Jim Klemmer provided in his analysis to you as being the typical yield per acre of employment.

And I dare say, therefore, that not only will the job types be different in the employment center. In some cases the jobs that are in these employment centers will be a more numerous. And because they are then those in the new community centers but because they are different. This difference is what needs to be respected in the Land-Use Plan that we've created for the Santa Fe Community College District.

That's not to say it will just be horizontal buildings because, again, the Design guidelines and the Zoning Matrix over there are very clear about the intention that all districts will be mixed-use. And at the Oshara and Taurus Development it's clear that we intend for that to be a mixed-use environment.

But it's this difference in the job type that needs to be clearly understood. Because I believe it has a direct bearing on the county's overall economic objectives. Because if we provide for these differences in jobs we will be able to accelerate the success and absorption of the land out there at the Santa Fe Community College.

I have just been had my whistle blown. I want to thank you very much, Mr. Chairman, Commissioners and councilors. Karl Sommers has just revealed a map that I believe Rosanna Vasquez will address momentarily.

CHAIRMAN ANAYA: Thank you very much, sir.

ROSANNA VAZQUEZ: Good evening, Commissioners, city councilors and staff. My name is Rosanna Vazquez and I'm located at 530-B Harkleroad. Oddly enough, a place that has office space, hospitals, doctors office, but no restaurant. A place where I work, where I need to drive to basically anything that I need to deal with on a daily basis including the bank.

I think there has been brought before you some visions of what the community college district will look like. Those visions have ranged from the quaint villages of Chimayo and Cerrillos to downtown Santa Fe. And I think that in Jack's first presentation before you on the College District Plan, the thought was, that the downtown area took about 50 years since 1950 and it has developed to be what it is now.

And one thing we have to stress before the people who are concerned about the community college district is that this is a 50 year buildout plan.

In taking a look at downtown Santa Fe and in taking a look at the villages of Northern New Mexico the idea of the "four C's" that Jack has talked about became the goal of the Community College District Plan. Once he had a little "s" to it and that was the one of community. And that little "s" was the idea of sustainability. Sustainability with respect to the land type, with respect to water, with respect to people living there.

I believe Mr. Sommer as well as Mr. Klemmer have been on points that the villages that we've got in Northern New Mexico lack one very important element of a community and that is employment.

And what we have tried to do with respect to the community college district, especially with respect to the employment centers, is to provide a sustainable component to the community college district.

Employment centers have been much talked about in all of the hearing with respect to the plan and the ordinance. I would like to point out that the Land-Use Zoning Map demonstrates, in purple, the community centers. And those areas comply solely 5% of the total 17,000 acres that are out there. Which if you do the math, which Mr. Conway did for me earlier, equals 850 acres total. Of that the smallest employment centers that you see is the Economic Business Park and the Taurus-Oshara property.

The big purple one that is here is almost fully built out and that was why it was designated an entire employment center. And part of that land is within the 850 acres. The 5% of the employment center land as the land designated as employment centers.

There has been some discussion as to a fear that the employment centers are going to be boundless. That they're going to be huge. That there's not going to be a limitation on them. I'd like to take you back a little ways to the whole planning of the ordinance. And this was a very unique plan in that the areas of development were not put there because they were a great place to be because of the roads, because of what was already out there. They were put there based on the land types. They were placed on areas that were the flattest. And those areas were taken a look at and they were not exact sizes and acreage to those areas. But they were general ideas as to how big some of these areas would be.

If you take a look at that Land-Use Zoning Map and you take a look at the yellow areas, all of those yellow areas constitute villages. All of those -- most of those areas are much larger than the area that is shown by the employment center and institutional campus that is located south of I-25 and east of Richards. So, in fact, there are limitations with respect to the size of that employment center.

I would submit to you that the EZA and the BCC has authority, under this ordinance, to do several things. It has authority under its Master Plan approval and its criteria of approval to make sure when employment centers, institutional campuses, village centers come in, you take a look at whether it is in conformance with the plan and the ordinance.

Conformance with the plan and the ordinance means that it conforms with the intent of that ordinance and the "four C's," Compact development, central mixed-use, connectivity, community and sustainability.

In addition, you have the authority to take a look at how the property is phased. And whether each of those phases promotes the mixed-use intent of the community college district. There is specific design criteria which the community college district group spent months and hundreds and hundreds of hours putting together design criteria that would limit the height. That would require trails. That would require connectivity. That would require that massing a building wasn't large and flat on one side. That would require parking in the back.

The design criteria looked at all of those things and was implemented into the ordinance and that would be another mechanism that this commission would have to limit and control the type of growth in employment centers.

Connectivity. There has been much discussion with respect to Richards Avenue today. And I would like to simply state that there is no development out there that can occur if all the infra-structure is not in place for it.

This ordinance specifically sets out as a criteria of approval that the infra-structure needed for the development is in place. That infra-structuring includes roads, off site as well as on site. It includes utilities and it includes water.

Therefore, the criticisms that this is not a water-based plan, the criticism that growth is going to run rampant is actually addressed in the ordinance and there are components in that ordinance that this commission and the EZA can use to limit that type of concern.

With respect specifically to the road improvements. There has been a commitment, by the

stake holders in this district, to do the road improvement that are necessary for Richards Avenue, for an east/west route, for the interchange, one that comes along.

Rancho Viejo has graciously been able to put together a development agreement and bring forth the money that is needed immediately for those road improvements. Oshara and Taurus, the property owners of the employment center on the east side of Richards Avenue have committed to making the road improvements necessary for Richards Avenue, as well.

COMMISSIONER TRUJILLO: Excuse me, Mr. Chairman. Just a question for you Rosanna. How does the plan quantify that there is a sustainable source of water for this area?

ROSANNA VAZQUEZ: Mr. Chairman, Commissioner, it does so in a couple of ways. First of all, there is a requirement that a developer come forth with water rights. Many of the developers out there, many of the property owners out there, have over time acquired water rights through Santa Fe County. And they are being held -- I'm not exactly sure how that process is, but they are being held for purposes of their development.

There is required, under the Master Plan, that you show where your water is coming from and a water budget for your proposed uses, phase by phase. That's another way that that's is being looked at. A developer or property owner cannot go forward unless they have the water that is necessary for their development.

Also what the ordinance does is it directs you back into Article VI of the County code. I believe that's the article that discusses water budgets, water uses, and how much water is allocated for everything. The premise of the community college district is that there is no development that goes forward with the use of community systems, water systems. And the county water system is a part of that.

So I believe that's how a development -- that's how you have the authority to stop the development if they don't have the sufficient water or show you that they've got the infra-structure and everything to provide water for their phases of development.

COMMISSIONER TRUJILLO: Excuse me. How is that different from the situation that we're faced with in El Dorado where we have a moratorium on further connection into the utility ostensibly. The utility company as come forth and it's said, "We have ample water, we can show that we can serve these many connections, these many residence." And then when we look at the area there's dry wells, there's not enough water for emergency response. They're deficient in their water supply. How are we going to get away from the same scenario, from the same situation in the community college district?

ROSANNA VAZQUEZ: Mr. Chairman, and Commissioner Trujillo, I don't believe that any development will be able to go forward unless they've got the water. Some the property owners have very limited water and will not be able -- they will either have to phase their project with the water that they have.

With respect to the water being held by the county for these developers, I think that Estevan could speak to that but there is an existence right now, water being held for many of the property owners out in the community college district.

And I know that, I believe, Mr. Sommer can speak to Rancho Viejo's efforts with respect to the water. And I do believe that the county is looking into seeing how they acquire more water rights. And any developer would have to bring water rights that could be used by the Santa Fe County for their development if they were to come forward with that.

COMMISSIONER TRUJILLO: My concern is not water rights. My concern is wet water. A sustainable source of water supply. That's what I'm concerned with.

ROSANNA VAZQUEZ: And you're absolutely right, Commissioner Trujillo. And I believe that the water policy that is set out by the Santa Fe County requires that when water comes in

for use by a development, it be water that the Santa Fe County could actually tap into. Therefore, what you don't get, Commissioner, well, I've got water rights up in Sombrillo, but I really want to use it down here at the community college district. It has got to be water that the Santa Fe County can tap into and actually use. And I think that the water policy that the Santa Fe County's got now addresses that concern.

COMMISSIONER GONZALES: Mr. Chairman?

CHAIRMAN ANAYA: Commissioner Gonzales.

COMMISSIONER GONZALES: Just to further address this issue. Because I know that that has been the one issue that has been brought up continuously is the issue of water. And we had this discussion, I think, at the first meeting, Jack, when I questioned the part of the code that says what type of water can come forward. And what I know you all are towards is a long term sustainable source of water. And they have to prove that in the code.

So how do you prove it? You either come to the table with sufficient water rights that can be - well, I think that's the only way. You come to the table with sufficient water rights that can actually be transferred into deliverable water. But we're talking and we've talked for some time about working with the city to go to the river for the long-term source of water, conservation, recharge efforts, all those things that we've talked about.

But it's not only the Santa Fe County, correct me if I'm incorrect, but it's not only the Santa Fe County that approves the water plan. It's also the State Engineer's Office, is that correct?

MR. LOPEZ: Mr. Chairman, Commissioners. That is correct. And the policy that Rosanna is referring to the County's Line Extension Policy allows that if a developer has water rights, that they would have to go through the State Engineer's transfer process that would demonstrate that - if they propose to serve a development within our service area, that the State Engineer allow that as a place of use. That the State Engineer allow the proposed point of diversion and prove that it's technically feasible.

So the state --

COMMISSIONER GONZALES: Does technically feasible mean actual wet water?

MR. LOPEZ: That's right. That's it's hydrologically feasible. And if the other part that you mentioned is if the Santa Fe County, itself, through its efforts together with the city or independent efforts or whatever else, if we're able to develop water resources that are technically hydrologically feasible and sustainable, then those will be made available to developers, as well, or to individuals on the basis, at least currently, of our Allocation Policy.

COMMISSIONER GONZALES: Okay, so if in the event that a developer cannot prove that or gets a negative report from the Santa Fe County or the State Engineer's Office, can that development proceed forward?

MR. LOPEZ: No, it would not.

COMMISSIONER GONZALES: So in their effort to prove it, when we talk about long-term source of water supply, what is the long term? What is that defined as?

MR. LOPEZ: Well, county code, in general, requires 100 years supply of water.

COMMISSIONER GONZALES: So, before any development in this area can come forward, they have to prove not only to you, possibly the city, but in addition, the State Engineer that they have a 100 year life span on the water supply?

MR. LOPEZ: In fact, I believe that the Santa Fe County system is exempted from that particular requirement. But I think that that is something that we would still continue to use as a criteria by which we would need --

COMMISSIONER GONZALES: So we'd still require it. Is that different from El Dorado where those wells -- where the wells out there did not have the requirement when they were

approved. Is that right?

MR. LOPEZ: That is correct.

COMMISSIONER GONZALES: So it's a difference from here that we're not -- we're requiring the proof of 100 years sustainable water supply?

MR. LOPEZ: That's right.

CHAIRMAN ANAYA: Okay. Rosanna, you done?

ROSANNA VAZQUEZ: Just about, Commissioner. I just have a couple more points.

Commissioner Gonzales, with respect to your issue of reuse of water, there is an ordinance, a section laid out for storm water retention as a means of reusing water for certain developments. Although the Santa Fe County has no criteria for how that is done it is something that the State Environment Department is working on regulations for. In order to reuse water that is retained on site.

There was some discussion as to the appropriateness of the use list. And Oshara and Taurus have attempted to meet with the Richards Avenue Homeowners Association. And we have had some very good meetings with respect to certain issues on the ordinance. We have agreed to disagree on certain things. And I would like to submit as part of the record, today, a letter that was sent to Mr. Klemmer dated December 6th outlining what we are in agreement with: We've agreed with the homeowners association to keep an open dialogue specific to the Oshara Taurus property so that we can, step-by-step, show them the plans, go through the development, talk about design criteria, talk about uses in that area. We've had two meeting in the last week. The last one which was Saturday at Ms. Petchesky's house. And that they have gone very well. The other thing that we agree with the Richards Avenue Association on is with respect to having, and you, Commissioner Gonzales, you reviewing the use list in nine months, as you stated. We also agree that if that the conditional uses on the employment center, should this commission desire to do that, be changed to special uses. And we feel that that would be appropriate, as well.:

Just briefly on the use list. There was much discussion as Mr. Kolkmeier said with respect to that list. And literally hundreds of hours were put in to the design criteria in the use list. And in an attempt to make the employment center a mixed-use environment, in an attempt to make it fit into the "four C's" of compact development, connectivity, there was an attempt by the district group to put as many uses that would be necessary for an employee to come into the employment center, park their car and not have to leave again.

The idea was that if you had a laundromat, as Mr. Klemmer pointed out, and it was a dry cleaner actually, you'd be able to drop your clothes off on your way to work. You would be able to stop at the bank on your way to work. You would be able to have a place to eat and not have to walk. Much like my example as where I work, I've got to drive everywhere in order to accomplish anything during the day there.

So that was the premise on which some of those uses were put in there. There was some uses that just didn't belong in a new community center. Solid-waste transfer station would not fit in downtown Santa Fe. A car sales like the Auto Park on Cerrillos wouldn't fit in downtown Santa Fe. Nor would a mobile homes and sales, a storage warehouse, well-fields and waste water treatment plants.

So the employment centers became a place where a lot of these uses could go to that didn't necessarily fit in a new community center. And we have limited retail in the use list to below 5,000 sq. ft. as a eligible use.

I would also like to state that there is no intention on behalf -- on the Oshara- Taurus property to put in any "Big Box" retail as has been another point of contention with respect to this. And I stand for questions.

CHAIRMAN ANAYA: Thank you Rosanna. Next speaker, please.

KARL SOMMER: Members of the Commission and members of the EZA. My name is Karl Sommer. My mailing address is P.O. Box 1984. I'm an attorney here in Santa Fe and I practice mostly in Santa Fe County and I do land-use regulation.

I'd like to talk to you briefly about some broad concepts about what's in front of you tonight. And say thank you. Second of all, I'd like to talk to you about some specific issues. They deal with roads, water and schools.

First of all, at the front end, what you have in front of you is the result of thousands of man and women hours of work. Volunteer efforts, some paid efforts, but mostly the result of commitment. And I'd like to first start out by saying you have a staff over here, Judy and Jack, from a planning standpoint, Steve's office from a legal standpoint, Estevan's office with Roman and Tom who literally put hundreds and hundreds of hours of hard, hard work to put in front of you what is a comprehensive, well thought out, well drafted plan. Without their efforts and without the commitment from staff to get this done in the form that you have it, we wouldn't be here talking about this tonight. We'd be here six months, a year, two years from now, trying to work this out. And I think that they deserve credit. And most of the credit that goes into what you have in front of you.

Second of all, there are people out in the audience, Ms. Vasquez, Ms. Tigges, Mr. Tryk, hundreds of hours of time. And yeah, they work for people. But it also represents commitment on their part to work together to get this done with the staff. And I think it is a commendable effort. And I think everyone of them deserves credit for what you have in front of you. Because it is comprehensive. And yeah, it's not perfect, but it's comprehensive and it's well thought out. That's the first thing I'd like to see.

Second of all, what you have in front of you is the result of vision on the part of everyone of you up there. You have taken into account in the plan that was adopted and in this ordinance in front of you, reflects that. A quality of life that reflects the vision of this group of people. It takes into account affordable housing, 15% mandatory. And I think that the ordinance will be workable and it will achieve its goals.

It takes into account large tracts of continuous open space. It takes into account employment opportunities on many different levels. So what you have in front of you is very well thought out. It is the result of at least six years of vision on the part of many people. And many of you are going to leave your imprint on this when it's all set and done.

Specifically, there have been raised issues, a question of water that Commissioner Trujillo raised a moment ago, that I'd like to address. And that is, how do you ensure sustainability of a water supply for this district. And it's a very pointed and important question for our community.

And I think the contrast was drawn with respect to El Dorado to the south which has in at least the public perception and perhaps in part, reality, a supply problem. And the difference here is El Dorado did not have planning. And who produces sustainability is planning with respect to quality of water and quantity of water.

And what this plan requires is planning. If there will not be anything coming forward like El Dorado which was a recorded subdivision, lots sold, and then they thought about how they're going to get the water to them. That is how you produce sustainability is that you plan for it and you don't allow developments to go forward unless you have a water supply that meets the goals of the Santa Fe County. El Dorado stands in stark contrast to that.

And in this case, you have a plan that says:

"if you are going to come forward, you are going to do water on a planned basis. You are going to have a system that meets the requirements both of the State Engineer and of the Santa Fe County. So with respect to the quantity of water that you make available to the people who will live, we will ensure, up front, or we will not

approve the development."

That that water is there. And I think that is the first question of sustainability.

The second question of sustainability is quality. What will be the quality of a water supply here once developments start? And that is, in many parts, essential as Commissioner Trujillo knows, up north in the Espanola area, you have water quality problems that are based on the fact that people have been developing on septic tanks, leech fields, and it has infiltrated into the water table and it has produced a problem.

Here we have a community water-liquid waste requirement. Your developments must be on liquid waste and community liquid waste treatment plans. And that water, you can't just treat it to a certain quality. They have to meet a certain standard. So we are going to meet a sustainability objective, both with respect to quality and quantity, in that way.

So in that respect, to answer your question, very directly, this plan says, as a base, you will have a sustainable system both in respect to quality and quantity or you will not develop. That is important and I think it's an important distinction. And it is important for the public to know that development isn't going to start out there without those two elements in place.

And I've heard a lot said about, "Oh, we're going to leave this to the developers." That's simply not the case. I think that any successful project has got to be a partnership. The Santa Fe County water system, up until now, has been a partnership, as you all know, between private entities and the Santa Fe County. And that partnership has got to continue into the future. There is going to have to be private investment in a public system in order for it to work.

And if the private sector doesn't understand that, they won't have a workable public...but thus far Santa Fe County -- you all can stand here today in the year 2000 and say, "We created the first or maybe the most successful private/public partnership in our water system." And into the future that will continue.

There are plans right now that are going forward. Mr. Lopez's office has committed resources in terms of time, effort, planning, into developing a water system.

There are private parties, Ranch Viejo and others, who are putting money behind the research and development to create a sustainable system. Is it going to be the only solution? No. There are other solutions that we don't have control over, you know going to the river and those sorts of things.

But in order to be sustainable and successful, a private/public partnership that includes developers and landowners is going to be necessary. Will it be left to the developers? No. Will it be left to the public? No. It's going to be a private/public partnership in order to succeed.

The only other two things I'd like to talk about quickly are the issue of schools. There was much said about this tonight and Councilor Martinez is probably the most knowledgeable about this. We have stepped forward and worked with the school administration with respect to the language in this ordinance. And it is acceptable to the school.

And the reason is, is you want to create an incentive for parties to donate property to public entities for the tax benefit. And any further in the language in this ordinance and you would jeopardize the donative ability of a landowner.

Is it an issue in this district? No. Because you have the IAIA. That property was not purchased. That was given. That is a public institution for learning. You have the community college. You have Turquoise Trail. Those are all the results of donations. Our schools and donations and getting sites in this district an issue, they're not. And they will not be. And you have the power to tell people, "Well, you're going to have to do something about that," as they come forward.

The last thing I'd like to talk about is Richards Avenue. What arose about a year and a half ago is an issue of safety on the public perception part of the county officials. And I think that is the primary motivator.

Rancho Viejo and other developers, at some point in the future, two three years down the road will come in and do the improvements. The problems is that the Santa Fe County would like improvements now. Because there is a public safety issue. That means someone is got to come up with the money. And that means that people who are going to use the road are going to have to pay for it. Rancho Viejo and other parties are stepping forward to solve that problem earlier rather than later.

Again, it is the idea that we can work together, achieve a result that benefits both parties. Both the public and the private sector. The Richards Avenue improvements are going to happen. And they're going to happen in the spring of this year because your staff has worked with a private party to make that happen.

And I think those improvements will create a safer condition and it will address capacity issues along before they would otherwise get addressed. And it isn't cheap. It's not cheap at all. It's going to cost an excess of 1.3 Million Dollars. And that's money that's being put up by the private sector on a public improvement. Will they benefit from it? Eventually yes. Will the public benefit? Immediately, yes. So with respect to Richards Avenue and those road improvements, there is a lot being done that will benefit the public immediately.

I commend the work of the authority and the Commission in sticking to the schedule and getting this done so that at the end of the Year 2000 we can look back and say it's finished. In a sense that we got something accomplished. There's a lot of work to be done. We request that you look at the plan, compare it to this ordinance, and pass the ordinance tonight. Thank you.

CHAIRMAN ANAYA: Thank you Mr. Sommers. Next speaker, please.

RICHARD ST. PIERRE: Good evening councilors. Ladies and gentlemen, I have a little problem speaking so I hope you will forgive me. My name is Mr. St. Pierre. And tonight I'm going to give a viewpoint --

CHAIRMAN ANAYA: Mr. Pierre, you need to address just the authority and the Commission, please.

RICHARD ST. PIERRE: Okay, sorry. Excuse me. Tonight I hope to give a viewpoint from a long time resident. Me being a long resident of Santa Fe. From the time I was a very young man I fell in love with Santa Fe. I believe God had intentions for bringing me back here. So I followed.

Starting with thirty-five years ago, I have been observing the development of Santa Fe. I'd like to direct all your attention to the protection of property, religion and language that we all hope to protect. And that's for all people. For all people that's on this continent.

I want to say that in the thirty-five years that I've been aware of Santa Fe and its prospective future of, I have seen Santa Fe grown in seven phases in thirty-five years. I guess that means to say that there were seven important decisions made for the future of Santa Fe in that thirty-five years time.

Getting back to when I got off work today I picked up the paper, I saw the headlines and excuse me, I have to say why does this development continue when we issued -- we, local people are concerned about which is water. That keeps being put on the back burner.

I want to ask all of us because I've become more aware after the fire up there for the need of water. I want to ask how many of us have really seen the aquifers in this region to be talking about the water. I can say that I don't think the southwest is going to be able to get any water from the Missouri River Basin. So I do become concerned of the local people who are enduing this generation.

CHAIRMAN ANAYA: Mr. Pierre, okay we understand where you're coming from. Do you have anything to express? The...or the ordinance.

RICHARD ST. PIERRE: Excuse me for taking my time. It takes a while to make my point.

CHAIRMAN ANAYA: Your sentiment --

RICHARD ST. PIERRE: Just guess my point would be, Commissioner, would be that I have seen this country, as a Native American person, of difference color, I have seen the progress or development as you might relate it to, come out and be a detriment to the brown people. Excuse me for saying that but I guess I'll have to say there's a difference --

CHAIRMAN ANAYA: Mr. Pierre --

RICHARD ST. PIERRE: A development for different nationalities.

CHAIRMAN ANAYA: I think we've gotten the point.

RICHARD ST. PIERRE: I'm sorry that Santa Fe's going to have to --

CHAIRMAN ANAYA: Can you please direct to the ordinance or the changes or amendments.

RICHARD ST. PIERRE: Okay. You know, take a long time, it take a Native American to speak the truth in a long sentence.

CHAIRMAN ANAYA: We appreciate your sentiment. Don't be hung up on it. Let's address the ordinance, please.

RICHARD ST. PIERRE: Okay, well, I have to say that this ordinance is adopted or looked at by an outside influence. It was introduced by an outside influence. I can see that. Because all of us people who are local, and maybe unemployed, are still going to stay unemployed. I say don't adopt this ordinance because if you do you will see imminent destruction for the City of the Holy Faith of the Almighty.

I could say this, I mean, I could put it in another context but I do want to say that because as God knows, we don't want to be like that green apple that's in that mural there.

CHAIRMAN ANAYA: Thank you very much Mr. Pierre. I think you made your point. Thank you very much.

RICHARD ST. PIERRE: You know, I can say more.

CHAIRMAN ANAYA: I know you can but it's off the issue.

RICHARD ST. PIERRE: You got the word.

CHAIRMAN ANAYA: Yes we got the message. Thank you very much. Next speaker, please.

ELLIOTT STREEPER: Mr. Chairman, Commissioners, councilors, my name is Elliott Streeper. I'm with the Santa Fe Basin Water Association. As you might guess you know what I'm going to talk about. Water. And whatever the merits of this Master Plan might be, it's similar in a way to Rancho Viejo which we also, years ago, expressed the same concerns about. And that was "where are we going to get the water." Okay, everything was going to be taken care of back there too. But let me make a couple of points about water in general. Water issues in general, here.

First of all, the Santa Fe Basin is in a state of decline. It's being mined. It's already and generally agreed and I think the State Engineer would probably agree, it's either already fully allocated or over-allocated. The idea of sending developers out to go pick up water rights here and there, especially within the Santa Fe Basin or even worse from outside of the basin, try to transfer those water rights into the basin for use here, is a bad idea from the standpoint that you put a bunch of people in competition for water rights here.

Using a water source, which is in a state of mining, and to depend on that and to call it a "sustainable water use" is ridiculous. The only kind of a sustainable water use that you could really look at for any development in the Santa Fe County or in the city or anywhere else in this economic area is imported water.

And the only imported water that's really available is some San Juan/Chama water. The city is going to experience difficulties probably getting its allocation of San Juan/Chama water on line. Thereby the

Santa Fe County is going to experience difficulties getting any further San Juan/Chama water from the city's diversion project.

The Rio Grande water is questionable because of water quality issues. The city has a Water Quality Task Force ongoing and some very germinal work. Just barely getting started. The water task force, I would call it not even fully created yet, Water Quality Task Force, and it's looking at issues of what kind of difficulties are we going to be dealing with regarding radio-nuclear sites coming from Los Alamos.

So what I'm telling you is that you're opening a great big door here. And everything looks beautiful on paper. But wet water is really an issue that there isn't going to be any wet water unless you get imported water. And I think that the Santa Fe County's idea about sending individual developers out there to get their water sounds good on paper. But what it really boils down to is what I said before. Putting a lot of individuals in competition for water rights within the Santa Fe Basin. Worse yet, I'll tell you that if anybody tries to bring one acre foot of water from some other water basin into the Santa Fe Water Basin and we're going to ask a lot of the members of the public to keep us constantly informed on publications. We're going to protest it immediately.

CHAIRMAN ANAYA: Thank you.

ELLIOTT STREEPER: I'm not quite done yet.

CHAIRMAN ANAYA: Okay.

ELLIOTT STREEPER: The bottom line is -- I'm not going to go on and on about this. But this is a very serious issue and what Mr. Trujillo brought up about El Dorado, the problems out there. Mr. Sommer denies that these sort of problems will exist here. I don't see how not. I don't see how not. It's just -- to open up a development with the very key issue, and there are a lot of keys in there, keys of donated land for schools and all kinds of incentives and everything.

But when you get down to the real nuts and bolts of the project, without a real water plan, even to begin with, you've nothing here.

CHAIRMAN ANAYA: Okay, thank you very much.

AL PITTS: My name is Al Pitts. I've been retained by the Land-Use Planning Division as its lead consultant on demographic and road issues in the district.

Partly for the reason to make sure that the Commission receives honest numbers. You heard a lot of repeating claims this evening. I want to let you know what the research actually shows.

Mr. Conway and Mr. Klemmer have been at odds over exactly how much employment the district will offer. The truth favors Mr. Klemmer more than it does Mr. Conway. The Santa Fe County has carried a detailed census of employment densities within the city. It's run from about 10 to 30 employees per acre on average.

The number that Mr. Klemmer has chosen is basically in the mid-range of that. To accept the numbers that Mr. Conway has offered up implies employee floor space ratios that are greatly in excess of almost any that you would see within the City of Santa Fe.

You've heard different statements regarding population growth. The two most authoritative objections for Santa Fe County are those of John Prior which were prepared in 1994 and those of Beeber, Bureau of Business and Economic Research which were recently prepared. Sangre EMS water district. The fairly standard demographic...site invert those into regional rate of growth and numbers for various parts of Santa Fe County.

It's been claimed that the district will absorb a huge amount or huge share of future growth in the region. In fact, depending on whether you believe Beeber or whether you believe Prior, the district share can be expected to run between 7% and 26% over the next 50 years.

The city's share, on the other hand, will run between 36% and 46%. Whether or not the district builds out fast or slow, the city will continue to receive the line share growth within the Santa

Fe County.

As far as population is concerned, projections based on Beeber and Prior for the Year 2020 would range between 4,600 persons and 11,400 for the district versus the city's 78,000 to 92,000. The city has been there for several hundred years. They have quite a lead on the district.

Finally, we have looked at what these number implied for Richard's Avenue. Mr. Klemmer stated that the buildout in the area would probably, in conjunction with the improvements currently planned for Richards, would probably be adequate to absorb growth or expected growth in the area for about 7 to 10 years. Those numbers are correct. The implication of that is that widening Richards Avenue cannot be the entire solution for this district.

In any case, ...also prepared estimates of what would happen if you retained the current 2-1/2 acre zoning regime for this district. Population number there would run from 8,000 to 10,000, as again, compared to the 4,600 or 11,000 that we're projecting under the proposed district plan.

The main point of this is that whether or not this ordinance is adopted, whether or not the current zoning regime remains in place, development in the district will be sizeable. And so the issue ultimately comes down, not to the numbers, but rather to the type and distribution of development that you can expect to occur in this region. Thank you.

CHAIRMAN ANAYA: Thank you, Al. Next speaker, please.

COMMISSIONER GONZALES: Mr. Chairman. Just to extend that real quick. I mean I think that's a good point. I was telling Commissioner Trujillo about. And on those 17,000 acres, under the currently development, the alternative is to not do anything as has been suggested here tonight, would be to have 2-1/2 acre lot sizes with individual wells and individual septic tanks. So we either go that route which is currently allowed under code and law, right. I mean, that's what the State Engineer's Office allows for 3 acre feet for each domestic well that is proven to have water.

We can either have the 2-1/2 acres throughout the 17,000 acres, or to your point, be able to up front plan for the types of development so that it does protect and assure quality of life.

Right, is that the point. Because we were talking about it about three minutes before you mentioned it. You know, amongst ourselves, well, what is the alternative?

AL PITTS: Exactly.

COMMISSIONER GONZALES: 17,000 acres of 2-1/2 acre lots. Each with individual wells. That's over a 20-year period, granted. But what are we going to be looking at in 20 years out on the 17,000 acres. And that's what we're trying to decide tonight. What is it that we're going to be doing in 20 years from now.

AL PITTS: If I would add anything it would be only that whether you do to a 1/2 acre lot or whether you do the district plan, the numbers work out to be basically the same.

CHAIRMAN ANAYA: Commissioner Gonzales, that is exactly the reason that this evolved because many years ago the main concern was the lot splits going to 2-1/2 acre...and a well in each -- parcel and that's the reason why all this thinking has materialized to what it is today. Because that is when it started many years ago. And thank you for bringing that out. Thank you Al.

AL PITTS: Thank you.

AL LILLY: My name is Al Lilly. I'm a Land-Use consultant and a resident of Santa Fe. And I've been jotting down some various notes as I was listening to the comments being discussed tonight. And I guess what I'd like to point out is that I think it was two years ago that the Santa Fe County approved the General Plan. And the main thrust of that General Plan was sector planning.

I would offer up that I believe that this sector plan, and that's what this is, is probably the most detailed sector that will come forward to this county ever. The amount of work that's been discussed, like Karl Sommer pointed out, it's something that's unprecedented.

What we're discussing tonight is long-term planning and zoning and we're not discussing a

final approval for a specific development. Well planned zoning, maps and ordinances, can be a very good thing. They provide a structure, a framework, and an order to future development. The city is zoned. And it's fairly obvious that development occurs in the city but it still needs review and it still needs approval. The Santa Fe County is not zoned. This is an effort to do so. And it's an effort to provide some structure to development.

This regional plan and ordinance is not meant to answer all the issues that will be addressed when master plans and development plans are proposed. That review process will still occur. Traffic, water, train management schools, all these issues will be discussed in the future. We all recognize that refinement will be needed over time.

This plan and zoning ordinance makes sense for Santa Fe County. I hope this governing body will vote on it in a favorable way tonight. And possibly put in a condition that it will be revisited in a year or periodically in the future. Thanks.

CHAIRMAN ANAYA: Thank you Mr. Lilly. Anyone else like to address?

ROBERT GARCIA: Good evening, my name is Robert Garcia. I live in Spirit Run Place. That's in Rancho Viejo. I know you've heard a lot tonight about one specific part of a plan. I don't think the purpose of the meeting tonight is to talk about a specific development as Mr. Lilly said. There will be plenty of time to do that later. I do want to talk just about the ordinance.

I spoke before you when you were considering a plan. I think the plan is a tremendous step forward. I absolutely agree that it's a better alternative than what currently exists. That's not to say that the ordinance that implements the plan couldn't be improved. The plan is there. It's in place. You've already adopted. The devil is in the details and there's just a few details that I personally think could be improved upon.

Specifically, some of the amendments that are presented to you tonight. Specifically Amendments, 2, 12, 26 and 64. I think one of the reasons you hear some members of the public talk to you about they're not really sure what the goal is, what the plan is going to accomplish, or that they're confused or that there's a lot of ambiguity. These amendments sort of increase that ambiguity. And I have to say, you know, I just got this, this evening. So I was just quickly perusing as while other people were speaking.

Amendment 2 talks about transportation centers and their maintenance facilities. And the amendment says that the maintenance facilities maybe located at the center or an alternate site. But no clarification of what criteria would be used to choose an alternate site. This also seems to be contrary to the matrix which is attached. And which you had some discussion about earlier.

Amendment 12 talks about how employment center zones -- the proposals can be phased but you don't have to particularly know what the next phase is going to be or when it's going to happen before you approve the first phase. And that definitely, I think, leads to a lot of ambiguity. And you've heard a lot of concern, tonight, about the employment centers.

Amendment 26 is probably actually very clear to somebody that has all of the documents. But it refers to Article 3, 4.3.4 of the County Development Code of Section 8.3 of the Extraterritorial Ordinance. None of us have that tonight. So we can't really tell what exactly this amendment is saying.

And finally, Amendment 64 regarding open space which some of you have commented on how crucial that is and what an important part of the plan open space is. It says that overall open space equal to 50% of the total land area of development. Percentage may vary by phase or zone. So again, that leaves the community very unsure as to where is the 50% going to be. What are the variances going to be.

I think you've heard, tonight, staff almost let off their proposal by defending the process. And I do feel that the process obviously has been lengthy. And staff has made a very good attempt to make it as inclusive as possible. However, I think one of the reasons you may still hearing that some people

think this is being pushed along perhaps a little too quickly.

Just one example as I said, this is a substantial packet of amendments. These have not been talked about for six years or discussed in committee for the last year. I mean, this is on a memo dated December 7th. That was four days ago. And these are substantial amendments. The community has had no time to really absorb these amendments to truly understand what it is that you're being asked to adopt tonight.

COMMISSIONER TRUJILLO: Mr. Chairman, weren't these amendments brought forth because of the community.

CHAIRMAN ANAYA: That's correct.

COMMISSIONER TRUJILLO: The community brought forth these amendments, right? That's why they're in the package. This is part of the public proper.

MR. KOLKMEYER: Yes sir, that's correct. And actually these things have been a result of discussions that have been continuous for quite a long time. They've cumulated in this ordinance. But I don't agree with you. I think these have been discussed for quite a long time.

ROBERT GARCIA: Well, there's a difference between being discussed and being in printed form for the community, as a whole, to see. I'm not talking about members of the committee. I'm talking about the community.

Now I would also like to say -- I have not every said before that I felt that this process was being rushed too quickly. But you have heard that and I'm trying to explain why I think some people think that. I could only speak for myself. I can't speak for others. I first become aware of this when I was invited by somebody that I know personally to a community meeting in Visto Casa. And the staff was there and I thought they made a very good presentation. It was a wonderful opportunity for people to try to learn more about this. However, I will also say at that time I put my name on a list as to be notified, in writing, of future meetings and I never was notified. Again, somebody else who was involved in the process told me about a committee meeting. A full committee meeting that was going to be held at the community college. I attended that. Again, staff was there. They made a number of good presentations. They listened to what everybody had to say.

Nevertheless, the community needs to be aware that at least 75% of the people who were there were Santa Fe County staff or representatives of large landowners. They were not the community as a whole.

There's been a lot discussed tonight about one of the major concepts of the plan is a central mixed-use community. And I strongly support that. And I strongly support the idea of the villages being mixed-use. That's one of the reasons we bought out at Rancho Viejo. I think they're doing a good job of trying to move towards that vision. And we look forward to the village commercial being built.

But it seems to me that the employment zones, their size and their numbers, after all there's not just one employment zone. If you just heard the discussion tonight you'd think there was one employment zone that was being discussed. It's hard to tell exactly how many there are by looking at the map. And it looks like it's 9, 10, or 11 different employment zones. My concern is that they have the potential of overwhelming whatever commercial -- whatever local commercial might have the potential developing in the village centers and in the new communities.

Again, there's been a lot of talk about traffic. My one comment is no matter what you do to Richards to increase the capacity, until there's an interchange built at the freeway, all that additional capacity, whether it's 8,000 more cars or 10,000 more cars or 20,000 more cars, it's all going to go to Rodeo Avenue and then it's all going to stop.

As far as water, I think it's really inadequate to say that the plan spells out that there won't be any development unless there's water available. I think a lot of people in this community would say

there's already been development in the community without there being adequate water 852667

And I found the question that Commissioner Trujillo brought up regarding the earlier comment about diverting water from traditional uses for new residential or new commercial development, I found the answer very interesting. The answer was, "well, yes we heard you talk about it four years ago but we haven't done anything about it." That was the answer your staff gave you. You need to be really sure that stronger language is built into this ordinance to make sure that that type of thing doesn't continue to happen.

Why not get this right the first time. It's a good plan that you've already adopted. The ordinance, by and large, is good. There is just some details that need to be worked out. You need to give the Santa Fe County and the city time to work on their water budget so there's a real sense of how much water is available and what are the priorities for use of that water. Are you simply going to say, "Well, there's water available. So we're going to give it to the first development that comes along." Why not really know how much there is and what are the real priorities for that water. For the use of that water.

I think you need to reconsider whether or not the ordinance is truly supporting the goal of village development. Of mixed-use, high density development. Because I think the large number and the large size of the employment centers is going to be undercutting that.

I want to say that I live south of South Richards Avenue but I do support the positions of the South Richards Avenue Association.

And finally, I guess I want to say I've heard a number of people tonight, who don't live in the district, talk about our quality of life. And I hear the people who are in the district saying, "We're concerned." Concerned doesn't mean we're opposed. Concerned doesn't mean we want to go back to the previous alternative. Concern means, in my opinion at least, you're 95% of the way there, take a little more time, get it right, and you're going to have a wonderful plan and a wonderful ordinance. Thank you very much.

CHAIRMAN ANAYA: Thank you, Mr. Garcia. Anyone else? If not, then we're ready for action. And I'm going to turn it over to the chairman of the EZA.

EZA ACTION

COUNCILOR MARTINEZ: Thank you, Mr. Anaya. Ms. Lopez?

COUNCILOR LOPEZ: For a long time now, we've been telling people if they work with us on this plan, we've held up a lot of developments and things, and I agree with everyone. The plan isn't perfect. But I think it's a plan that helps guide us. I think the plates are really full for the city and the Santa Fe County if we figure out our water issues. I think the Santa Fe County in the next four years is really going to be tapped just like the city. But I think this plan does give a framework to look at development in the area.

I think there's still a great deal of work to be done. I would like to site this historic occasion where we have city planners actually approving something that can...has done. I think that rates there.

I would like to suggest that some of the issues that affect both bodies will be best handled by the Regional Planning Authority. Particularly as they overlap on the water. So given that I'd like to move for approval of the Community College Ordinance with the amendments.

COMMISSIONER ANAYA: Second, Mr. Chairman.

COUNCILOR MARTINEZ: All in favor?

Do we need a roll call for the ordinance.

COMMISSIONER DURAN: Excuse me, Mr. Chairman.

COUNCILOR MARTINEZ: You're not in the EZA.

COMMISSIONER DURAN: I know but I think it's important that I make this comment.

COUNCILOR LOPEZ: Go ahead.

COMMISSIONER DURAN: Cause I believe the EZA and the BBC should adopt the same plan. And one of the items that I brought up was that I asked with the BCC considers this, I'm going to ask that we consider amending the use plan. To change all the ones that had conditional designations but for special use.

COUNCILOR LOPEZ: I'll accept that as a friendly amendment. I thought that that was already on the floor. I apologize cause I thought that was a good idea.

COMMISSIONER ANAYA: -- there can be room for improvement.

COMMISSIONER GONZALES: Mr. Chairman?

COMMISSIONER ANAYA: Just -- to BBC to do the same thing. As we suggested tonight, I'd like to, with concurrence from the EZA and then hopefully led from the BCC request that the use list come back for review -- well to get to be reviewed in a six-month period. And then nine months from now, for our September meeting, that we would be able to come back and either affirm or modify uses at that time. Which means there would be some ordinance review nine months from this evening.

So, I'd like to send out with direction. I don't think it has to be a part of the ordinance but I think it's healthy. And will be healthy to spend the next several months of refining the uses a little bit more. I don't think anyone believes that anything is going to happen in this community college district for the next nine months.

And so we'll have an ordinance nine months from now that will allow us to either modify or affirm the types of uses.

COUNCILOR MARTINEZ: That would be one of the conditions then?

COMMISSIONER GONZALES: No, not condition.

COUNCILOR MARTINEZ: That's just direction, okay. Alright. Anything else?

COUNCILOR LOPEZ: Mr. Chairman, if I could just clarify all that. I thing in addition to the nine months review, I think after we do our work tonight and I imagine Jack probably deserves a few days off after this...but as soon as you get back to work, Jack, I think it would be very important for the committee that's worked so hard together to make a list of the outstanding issues that need additional work. And I think one of the outstanding things that this ordinance that's been developed is that those issues have been kept to the front.

And I think there are a list of issues that probably need to start work on them in January to reach that nine months. So if that list could be developed. Because I think a number of the issues that were raised tonight, I think, people would feel greatly assured to see a document come out saying that these are the issues that are going to continue to be worked on as well as that land use issue. Just a few minor tweaks here and there including something on public transportation and some of those things.

COUNCILOR MARTINEZ: I'd like one more.

MR. KOPELMAN: Mr. Chairman, for clarification, on the amendment to change the conditional uses, the special uses, I'm wondering if that would include making all the church uses and the group home uses, then, eligible for special uses.

COUNCILOR LOPEZ: No. I think that would be in compliance with federal laws.

MR. KOPELMAN: Okay, thank you.

COMMISSIONER DURAN: Mr. Chairman?

COMMISSIONER ANAYA: Yes, sir.

COMMISSIONER DURAN: I just have want to add relative to Mr. Kopelman has said. If we're going to change the conditional uses to special uses, Steve would agree that we need to change the code to say that in Paragraph 3-B, that we have a third I that would basically say: "the BCC/EZA shall find it in its discretion that the proposed special use fulfills the criteria and concerns set forth," in I and to I above?

MR. KOPELMAN: Mr. Chairman, Commissioner, I think what that would do is it clarifies that, with respect to the special uses, that the governing body does have the discretion in making those findings.

COMMISSIONER GONZALES: So that would apply to the plan both at the EZC level and the BCC?

MR. KOPELMAN: EZA and the BCC.

COMMISSIONER GONZALES: Okay.

COUNCILOR MARTINEZ: Mr. Anaya.

CHAIRMAN ANAYA: I just want to say that all my tenure here this is one of the best plans that I've seen our planners put out. With that I think we can vote on it.

COMMISSIONER GONZALES: So one more thing, Mr. Chairman, the nature of the motion, would you accept that language as part of your motion?

COUNCILOR LOPEZ: Yeah, I'll accept that as a friendly amendment.

COMMISSIONER GONZALES: Thank you very much.

COUNCILOR MARTINEZ: Okay, now for the vote. Roll call.

The motion passed by unanimous roll call vote with Councilors Martinez, Lopez and Commissioners Anaya, Gonzales and Grine all voting in the affirmative.

COUNCILOR MARTINEZ : And I want to thank, being that this is going to be the last meeting for Mr. Anaya and Mr. Grine and the EZA, thank them for all the help that they given me since I've become the chairperson for the EZA. I really do appreciate that.

CHAIRMAN ANAYA: Thank you Mr. Chairman, Councilor Martinez for the kinds words also.

BCC ACTION

CHAIRMAN ANAYA: Now we'll in continuance with the Board of County Commission meeting. What is the pleasure?

COMMISSIONER GRIÑÉ: Mr. Chairman?

CHAIRMAN ANAYA: Commissioner Grinë?

COMMISSIONER GRIÑÉ: I move the the same adoption of the motion that is going be at the EZA level.

CHAIRMAN ANAYA: There's a motion for adoption.

COMMISSIONER DURAN: Second.

CHAIRMAN ANAYA: Second by Commissioner Duran. Is there any further discussion?

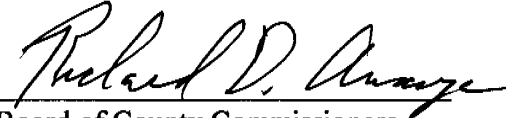
Ordinance 2000- 12 motion passed by unanimous roll call vote with Commissioners Grine, Anaya, Trujillo and Gonzales all voting in the affirmative.

1852670

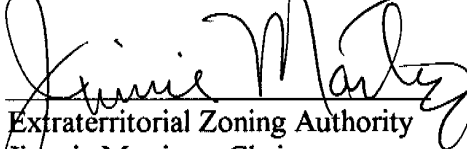
ADJOURNMENT

Chairman Anaya declared this special BCC and continuation of the EZA November 28, 2000, meetings adjourned at approximately 9:40 p.m.

Approved by:


Board of County Commissioners
Richard Anaya, Chairman

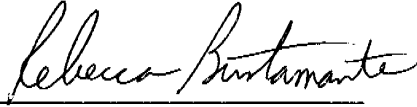
Approved by:


Extraterritorial Zoning Authority
Jimmie Martinez, Chairma

Respectfully submitted:


Karen Farrell, Commission Reporter

ATTEST TO:

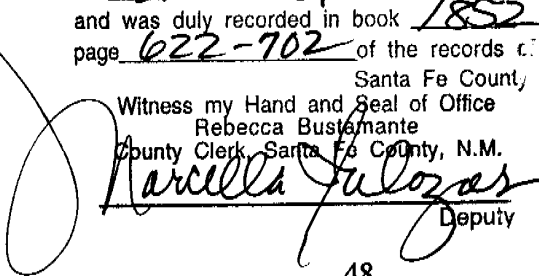

REBECCA BUSTAMANTE
SANTA FE COUNTY CLERK

Attached Exhibits:

- Exhibit 1: Richards Ave. traffic count
- Exhibit 2: Tierra Engineering/Traffic count
- Exhibit 3: Richards Ave South Neighborhood Association (2 pages)
- Exhibit 4: R. Vazquez letter
- Exhibit 5: John M. Pacheco, President, Santa Fe Community College
- Exhibit 6: Catron, Catron & Sawtell – Physicans Medical Center



1143 641
COUNTY OF SANTA FE
STATE OF NEW MEXICO } SS
I hereby certify that this instrument was filed
for record on the 30 day of Jan A.D.
20 01 at 3:01 o'clock P.m.
and was duly recorded in book 1852
page 622-702 of the records of

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

Deputy

1852671

Both directions

Weather :
 Counted by:
 Board # :
 Other :

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 Copyright 1999

Site Code : 000000101600
 Start Date: 10/16/2000
 File I.D. : RICHARDS AVE
 Page : 6

		Direction 1, Direction 2															
Begin	Int.	0-	16	21	26	31	36	41	46	51	56	61	66	71	76		
Time	Total	15	20	25	30	35	40	45	50	55	60	65	70	75	9999		
12:00 10/18	9	0	0	0	0	1	0	0	3	1	4	0	0	0	0		
01:00	5	0	0	0	0	0	0	0	1	1	1	0	1	0	1		
02:00	7	0	0	0	0	0	0	0	4	0	3	0	0	0	0		
03:00	2	0	0	0	0	0	1	1	0	0	0	0	0	0	0		
04:00	4	0	0	0	0	1	1	1	1	0	0	0	0	0	0		
05:00	31	0	0	0	0	1	3	7	13	3	3	0	1	0	0		
06:00	95	0	0	0	0	2	8	12	42	10	16	2	3	0	0		
07:00	300	0	0	2	0	8	25	72	131	32	18	5	5	0	2		
08:00	613	0	0	2	1	3	45	159	270	58	57	12	4	1	1		
09:00	573	0	1	4	5	13	43	128	234	79	57	5	4	0	0		
10:00	356	0	3	3	2	15	37	85	134	32	35	5	5	0	0		
11:00	694	0	2	5	5	14	71	200	291	49	34	6	13	0	4		
12:00 pm	519	0	0	2	0	13	54	130	222	46	45	4	2	0	1		
01:00	611	0	0	0	1	7	27	136	281	79	60	10	8	1	1		
02:00	451	0	0	4	1	11	29	97	200	45	54	6	3	0	1		
03:00	551	0	0	0	4	9	41	136	256	48	48	4	5	0	0		
04:00	665	0	0	1	1	8	39	180	333	44	51	4	3	0	1		
05:00	900	0	1	8	5	9	45	253	431	90	48	6	1	0	3		
06:00	738	0	0	0	2	19	122	227	269	49	39	6	5	0	0		
07:00	555	0	0	1	0	19	81	213	185	28	25	2	1	0	0		
08:00	429	0	0	0	0	19	73	146	145	22	19	4	0	1	0		
09:00	252	0	0	1	0	4	10	85	106	17	23	0	4	0	2		
10:00	42	0	0	0	0	0	2	12	11	7	7	2	0	0	1		
11:00	21	0	0	0	1	0	1	1	10	4	2	2	0	0	0		
Day Totals	8423		7	33	28	176	758	2281	3573	744	649	85	68	3	18		
12:00 10/19	6	0	0	0	0	0	0	0	3	1	0	0	1	0	1		
01:00	9	0	0	0	0	0	0	1	4	0	3	0	1	0	0		
02:00	3	0	0	0	0	0	0	0	1	0	1	0	1	0	0		
03:00	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0		
04:00	4	0	0	0	0	1	0	2	0	1	0	0	0	0	0		
05:00	24	0	0	0	0	0	3	3	7	6	2	1	2	0	0		
06:00	95	0	0	0	0	0	7	8	36	16	20	3	5	0	0		
07:00	335	0	0	0	0	10	26	80	143	36	35	1	4	0	0		
08:00	709	0	0	0	1	5	50	205	316	73	54	4	1	0	0		
09:00	543	0	0	2	3	11	29	111	241	71	57	10	5	0	3		
10:00	327	0	0	2	1	6	16	70	128	42	52	4	5	0	1		
11:00	650	0	0	0	0	10	51	179	279	70	51	7	3	0	0		
12:00 pm	621	0	1	1	2	8	46	158	284	59	56	4	2	0	0		
01:00	608	0	0	3	3	11	55	177	249	43	51	8	7	0	1		
02:00	481	0	0	2	1	15	29	127	159	74	65	6	2	1	0		
03:00	106	0	0	0	0	3	8	50	1	25	19	0	0	0	0		
Grand Total	26227	0	12	74	100	493	2407	7332	10049	3323	1853	349	169	17	49		

Speed Statistics.

15th Percentile Speed : 40 MPH
 Median Speed (50th percentile): 46 MPH
 Average Speed - All Vehicles : 47 MPH
 85th Percentile Speed : 52 MPH
 95th Percentile Speed : 57 MPH
 10 MPH Pace Speed : 41-50 MPH
 Number of Vehicles in Pace : 17381
 Percent of Vehicles in Pace : 66.28%
 Number of Vehicles > 40 MPH : 23141
 Percent of Vehicles > 40 MPH: 88.24%

Weather :
Counted by :
Board # :
Other :

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*Both
Directions*

1852672

Site Code : 000000101600
Start Date: 10/16/2000
File I.D. : RICHARDS AVE.
Page : 5

		Direction 1, Direction 2													
Begin	Int.	0-	16	21	26	31	36	41	46	51	56	61	66	71	76
Time	Total	15	20	25	30	35	40	45	50	55	60	65	70	75	9999
12:00 10/16	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12:00 pm	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	469	0	0	2	1	4	28	112	152	117	43	8	2	0	0
03:00	508	0	0	2	2	13	35	129	176	106	27	12	4	1	1
04:00	701	0	0	0	5	6	55	231	236	124	33	8	3	0	0
05:00	968	0	0	3	1	6	105	336	338	142	30	5	2	0	0
06:00	466	0	1	2	2	7	51	111	164	91	27	6	1	2	1
07:00	578	0	0	3	10	26	122	200	144	59	10	3	0	0	1
08:00	379	0	0	0	0	2	33	144	122	59	14	2	2	1	0
09:00	194	0	1	0	2	6	17	45	63	41	13	3	2	1	0
10:00	35	0	0	0	0	0	5	9	6	6	3	0	0	0	0
11:00	16	0	0	0	0	1	1	2	4	1	4	1	0	0	2
Day Totals	4314	*	2	12	23	71	452	1319	1405	746	207	51	16	5	5
12:00 10/17	10	0	0	0	1	0	0	1	1	4	1	2	0	0	0
01:00	5	0	0	0	0	0	0	0	2	2	0	0	1	0	0
02:00	2	0	0	0	0	0	0	0	1	0	0	1	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	2	0	0	0	0	0	1	0	0	0	1	0	0	0	0
05:00	31	0	0	0	0	1	5	3	4	6	7	2	1	0	2
06:00	95	0	0	0	0	0	11	10	33	17	8	9	6	0	1
07:00	333	0	0	0	1	2	26	71	119	75	26	10	1	0	2
08:00	692	0	0	0	0	12	43	147	280	130	60	13	3	1	3
09:00	528	0	0	1	0	4	32	90	175	132	61	27	4	1	1
10:00	336	0	0	2	2	5	21	81	107	66	34	11	4	0	3
11:00	649	0	0	2	4	7	30	166	230	139	49	14	5	3	0
12:00 pm	613	0	1	2	4	17	78	157	235	71	38	7	1	0	2
01:00	615	0	0	0	2	4	31	156	249	102	53	13	3	0	2
02:00	491	0	0	2	1	1	33	110	172	101	51	16	2	1	1
03:00	494	0	0	1	0	1	22	129	186	103	35	13	4	0	0
04:00	676	0	0	1	2	7	72	188	281	87	29	8	1	0	0
05:00	991	0	1	4	2	15	85	321	427	111	22	2	1	0	0
06:00	851	0	0	4	14	30	121	311	274	69	18	3	3	1	3
07:00	666	0	0	0	3	20	104	304	194	26	9	5	1	0	0
08:00	531	0	0	0	1	34	131	198	129	26	7	3	2	0	0
09:00	290	0	0	0	0	4	27	108	99	37	11	3	1	0	0
10:00	51	0	0	0	0	1	3	9	18	8	9	2	1	0	0
11:00	16	0	0	0	0	1	1	4	4	2	1	1	1	1	0
Day Totals	8968	*	2	19	37	166	877	2561	3220	1316	531	165	46	8	20

Weather :
Counted by :
Board # :
Other :

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1852673

Site Code : 000000101600
Start Date: 10/16/2000
File I.D. : RICHARDS AVE
Page : 1

Direction 1

North

Begin Time	Int. Total	0-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-9999
12:00 10/16	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

12:00 pm	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	263	0	0	0	1	2	14	67	92	63	18	4	2	0	0
03:00	263	0	0	1	1	9	21	75	91	46	11	8	0	0	0
04:00	406	0	0	0	0	3	44	150	131	54	20	3	1	0	0
05:00	343	0	0	2	1	2	34	111	117	61	12	1	2	0	0
06:00	258	0	0	1	1	4	32	70	81	55	10	3	0	1	0
07:00	450	0	0	1	9	24	109	164	108	32	3	0	0	0	0
08:00	312	0	0	0	0	1	30	128	101	41	9	2	0	0	0
09:00	166	0	1	0	0	6	16	38	55	35	10	3	1	1	0
10:00	19	0	0	0	0	0	4	6	3	4	0	2	0	0	0
11:00	11	0	0	0	0	1	0	1	3	1	3	1	0	0	1
Day Totals	2491	*	1	5	13	52	304	810	782	392	96	27	6	2	1

12:00 10/17	6	0	0	0	1	0	0	1	1	1	0	2	0	0	0
01:00	3	0	0	0	0	0	0	0	1	2	0	0	0	0	0
02:00	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	24	0	0	0	0	1	3	1	4	4	6	2	1	0	2
06:00	22	0	0	0	0	0	0	0	8	4	4	4	2	0	0
07:00	101	0	0	0	0	0	8	18	37	25	9	4	0	0	0
08:00	127	0	0	0	0	4	8	24	49	22	13	3	2	1	1
09:00	157	0	0	1	0	1	14	37	52	33	12	5	1	1	0
10:00	163	0	0	2	2	3	10	44	48	31	15	4	3	0	1
11:00	351	0	0	0	3	6	16	99	131	63	26	3	2	2	0

12:00 pm	341	0	1	2	1	7	49	98	128	36	12	5	1	0	1
01:00	306	0	0	0	1	0	12	72	133	58	23	5	1	0	1
02:00	270	0	0	0	0	0	20	56	107	50	27	8	2	0	0
03:00	274	0	0	1	0	0	11	85	103	48	20	4	2	0	0
04:00	381	0	0	1	1	2	47	102	166	44	12	5	1	0	0
05:00	328	0	0	3	2	10	29	91	128	49	13	2	1	0	0
06:00	377	0	0	4	14	20	73	138	87	29	7	1	2	1	1
07:00	449	0	0	0	3	17	82	221	108	15	2	0	1	0	0
08:00	471	0	0	0	1	31	124	184	105	18	5	2	1	0	0
09:00	260	0	0	0	0	4	26	102	85	32	9	2	0	0	0
10:00	32	0	0	0	0	0	1	6	12	5	6	1	1	0	0
11:00	11	0	0	0	0	0	1	1	4	3	2	0	0	0	0
Day Totals	4455	*	1	14	29	106	534	1380	1498	572	223	62	24	5	7

Weather :
 Counted by :
 Board # :
 Other :

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Site Code : 000000101600
 Start Date: 10/16/2000
 File I.D. : RICHARDS AVE
 Page : 2

		Direction 1														Page	
Begin Time	Int. Total	0-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76		
12:00 10/18	5	0	0	0	0	0	0	0	2	0	3	0	0	0	0		
01:00	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0		
02:00	3	0	0	0	0	0	0	0	2	0	1	0	0	0	0		
03:00	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0		
04:00	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0		
05:00	20	0	0	0	0	0	2	4	8	2	3	0	1	0	0		
06:00	24	0	0	0	0	0	1	3	12	2	3	2	1	0	0		
07:00	83	0	0	1	0	3	6	20	27	12	7	3	3	0	1		
08:00	109	0	0	1	0	0	5	22	45	12	14	6	3	1	0		
09:00	156	0	0	0	3	4	14	37	64	18	14	1	1	0	0		
10:00	172	0	0	0	0	9	27	43	65	13	14	1	0	0	0		
11:00	390	0	1	1	2	9	45	140	146	23	14	3	4	0	2		
12:00 pm	285	0	0	2	0	9	42	69	121	20	18	2	1	0	1		
01:00	311	0	0	0	0	3	19	73	139	38	32	4	2	1	0		
02:00	239	0	0	2	1	5	13	51	110	26	28	1	2	0	0		
03:00	280	0	0	0	1	7	20	69	141	14	21	3	4	0	0		
04:00	379	0	0	0	0	8	25	114	192	23	15	1	1	0	0		
05:00	356	0	0	3	4	6	15	93	181	27	24	2	0	0	1		
06:00	372	0	0	0	0	11	58	116	142	23	17	2	3	0	0		
07:00	390	0	0	0	0	15	66	159	121	12	16	0	1	0	0		
08:00	343	0	0	0	0	17	65	122	109	16	11	2	0	1	0		
09:00	218	0	0	0	0	4	8	75	94	13	20	0	3	0	1		
10:00	28	0	0	0	0	0	1	10	8	4	4	1	0	0	0		
11:00	10	0	0	0	0	0	1	1	5	3	0	0	0	0	0		
Day Totals	4176	*	1	10	11	111	434	1221	1734	301	280	34	30	3	6		
12:00 10/19	3	0	0	0	0	0	0	0	1	1	0	0	0	0	1		
01:00	6	0	0	0	0	0	0	1	3	0	2	0	0	0	0		
02:00	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0		
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:00	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0		
05:00	16	0	0	0	0	0	1	1	7	2	2	1	2	0	0		
06:00	28	0	0	0	0	0	1	2	9	4	9	2	1	0	0		
07:00	103	0	0	0	0	2	10	17	41	14	15	1	3	0	0		
08:00	108	0	0	0	0	0	4	37	48	14	5	0	0	0	0		
09:00	176	0	0	1	3	8	21	38	59	20	21	2	2	0	1		
10:00	156	0	0	1	0	2	5	40	63	16	26	1	2	0	0		
11:00	372	0	0	0	0	8	26	120	163	28	25	1	1	0	0		
12:00 pm	347	0	0	0	1	2	28	94	168	34	19	1	0	0	0		
01:00	307	0	0	1	1	8	31	90	128	24	18	3	3	0	0		
02:00	260	0	0	2	1	11	16	76	85	32	34	3	0	0	0		
03:00	67	0	0	0	0	1	5	32	1	15	13	0	0	0	0		
Grand Total	13073	0	3	34	59	312	1420	3959	4790	1469	788	138	75	10	16		

Speed Statistics.

15th Percentile Speed : 40 MPH
 Median Speed (50th percentile): 46 MPH
 Average Speed - All Vehicles : 46 MPH
 85th Percentile Speed : 51 MPH
 95th Percentile Speed : 57 MPH
 10 MPH Pace Speed : 41-50 MPH
 Number of Vehicles in Pace : 8749
 Percent of Vehicles in Pace : 66.93%
 Number of Vehicles > 40 MPH : 11245
 Percent of Vehicles > 40 MPH: 86.02%

1852675

Weather :
 Counted by :
 Board # :
 Other :

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Site Code : 000000101600
 Start Date: 10/16/2000
 File I.D. : RICHARDS AVE
 Page : 3

Direction 2

south

Begin Time	Int. Total	0- 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 9999
12:00 10/16	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12:00 pm	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	206	0	0	2	0	2	14	45	60	54	25	4	0	0	0
03:00	245	0	0	1	1	4	14	54	85	60	16	4	4	1	1
04:00	295	0	0	0	5	3	11	81	105	70	13	5	2	0	0
05:00	625	0	0	1	0	4	71	225	221	81	18	4	0	0	0
06:00	208	0	1	1	1	3	19	41	83	36	17	3	1	1	1
07:00	128	0	0	2	1	2	13	36	36	27	7	3	0	0	1
08:00	67	0	0	0	0	1	3	16	21	18	5	0	2	1	0
09:00	28	0	0	0	2	0	1	7	8	6	3	0	1	0	0
10:00	16	0	0	0	0	0	1	3	3	2	6	1	0	0	0
11:00	5	0	0	0	0	0	1	1	1	0	1	0	0	0	1
Day Totals	1823	*	1	7	10	19	148	509	623	354	111	24	10	3	4
12:00 10/17	4	0	0	0	0	0	0	0	0	3	1	0	0	0	0
01:00	2	0	0	0	0	0	0	0	1	0	0	0	1	0	0
02:00	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	2	0	0	0	0	0	1	0	0	0	1	0	0	0	0
05:00	7	0	0	0	0	0	2	2	0	2	1	0	0	0	0
06:00	73	0	0	0	0	0	11	10	25	13	4	5	4	0	1
07:00	232	0	0	0	1	2	18	53	82	50	17	6	1	0	2
08:00	565	0	0	0	0	8	35	123	231	108	47	10	1	0	2
09:00	371	0	0	0	0	3	18	53	123	99	49	22	3	0	1
10:00	173	0	0	0	0	2	11	37	59	35	19	7	1	0	2
11:00	298	0	0	2	1	1	14	67	99	76	23	11	3	1	0
12:00 pm	272	0	0	0	3	10	29	59	107	35	26	2	0	0	1
01:00	309	0	0	0	1	4	19	84	116	44	30	8	2	0	1
02:00	221	0	0	2	1	1	13	54	65	51	24	8	0	1	1
03:00	220	0	0	0	0	1	11	44	83	55	15	9	2	0	0
04:00	295	0	0	0	1	5	25	86	115	43	17	3	0	0	0
05:00	663	0	1	1	0	5	56	230	299	62	9	0	0	0	0
06:00	474	0	0	0	0	10	48	173	187	40	11	2	1	0	2
07:00	217	0	0	0	0	3	22	83	86	11	7	5	0	0	0
08:00	60	0	0	0	0	3	7	14	24	8	2	1	1	0	0
09:00	30	0	0	0	0	0	1	6	14	5	2	1	1	0	0
10:00	19	0	0	0	0	1	2	3	6	3	1	0	0	0	0
11:00	5	0	0	0	0	1	0	0	0	1	0	1	1	1	0
Day Totals	4513	*	1	5	8	60	343	1181	1722	744	308	103	22	3	13

24hrs

Weather :
 Counted by :
 Board # :
 Other :

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1852676

Site Code : 000000101600
 Start Date: 10/16/2000
 File I.D. : RICHARDS AVE
 Page : 4

Direction 2															
Begin	Int.	0-	16	21	26	31	36	41	46	51	56	61	66	71	76
Time	Total	15	20	25	30	35	40	45	50	55	60	65	70	75	9999
12:00 10/18	4	0	0	0	0	1	0	0	1	1	1	0	0	0	0
01:00	4	0	0	0	0	0	0	0	1	1	0	0	1	0	1
02:00	4	0	0	0	0	0	0	0	2	0	2	0	0	0	0
03:00	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0
04:00	3	0	0	0	0	0	1	1	1	0	0	0	0	0	0
05:00	11	0	0	0	0	1	1	3	5	1	0	0	0	0	0
06:00	71	0	0	0	0	2	7	9	30	8	13	0	2	0	0
07:00	217	0	0	1	0	5	19	52	104	20	11	2	2	0	1
08:00	504	0	0	1	1	3	40	137	225	46	43	6	1	0	1
09:00	417	0	1	4	2	9	29	91	170	61	43	4	3	0	0
10:00	184	0	3	3	2	6	10	42	69	19	21	4	5	0	0
11:00	304	0	1	4	3	5	26	60	145	26	20	3	9	0	2
12:00 pm	234	0	0	0	0	4	12	61	101	26	27	2	1	0	0
01:00	300	0	0	0	1	4	8	63	142	41	28	6	6	0	1
02:00	212	0	0	2	0	6	16	46	90	19	26	5	1	0	1
03:00	271	0	0	0	3	2	21	67	115	34	27	1	1	0	0
04:00	286	0	0	1	1	0	14	66	141	21	36	3	2	0	1
05:00	544	0	1	5	1	3	30	160	250	63	24	4	1	0	2
06:00	366	0	0	0	2	8	64	111	127	26	22	4	2	0	0
07:00	165	0	0	1	0	4	15	54	64	16	9	2	0	0	0
08:00	86	0	0	0	0	2	8	24	36	6	8	2	0	0	0
09:00	34	0	0	1	0	0	2	10	12	4	3	0	1	0	1
10:00	14	0	0	0	0	0	1	2	3	3	1	0	0	0	1
11:00	11	0	0	0	1	0	0	0	5	1	2	2	0	0	0
Day Totals	4247	*	6	23	17	65	324	1060	1839	443	369	51	38	*	12
12:00 10/19	3	0	0	0	0	0	0	0	2	0	0	0	1	0	0
01:00	3	0	0	0	0	0	0	0	1	0	1	0	1	0	0
02:00	2	0	0	0	0	0	0	0	1	0	1	0	0	0	0
03:00	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
04:00	3	0	0	0	0	0	0	2	0	1	0	0	0	0	0
05:00	8	0	0	0	0	0	2	2	0	4	0	0	0	0	0
06:00	67	0	0	0	0	0	6	6	27	12	11	1	4	0	0
07:00	232	0	0	0	0	8	16	63	102	22	20	0	1	0	0
08:00	601	0	0	0	1	5	46	168	268	59	49	4	1	0	0
09:00	367	0	0	1	0	3	8	73	182	51	36	8	3	0	2
10:00	171	0	0	1	1	4	11	30	65	26	26	3	3	0	1
11:00	278	0	0	0	0	2	25	59	116	42	26	6	2	0	0
12:00 pm	274	0	1	1	1	6	18	64	116	25	37	3	2	0	0
01:00	301	0	0	2	2	3	24	87	121	19	33	5	4	0	1
02:00	221	0	0	0	0	4	13	51	74	42	31	3	2	1	0
03:00	39	0	0	0	0	2	3	18	0	10	6	0	0	0	0
Grand Total	13154	0	9	40	41	181	987	3373	5259	1854	1065	211	94	7	33

Speed Statistics.

15th Percentile Speed : 41 MPH
 Median Speed (50th percentile): 46 MPH
 Average Speed - All Vehicles : 48 MPH
 85th Percentile Speed : 53 MPH
 95th Percentile Speed : 58 MPH
 10 MPH Pace Speed : 41-50 MPH
 Number of Vehicles in Pace : 8632
 Percent of Vehicles in Pace : 65.63%
 Number of Vehicles > 40 MPH : 11896
 Percent of Vehicles > 40 MPH: 90.45%



TIERRA
ENGINEERING
CONSULTANTS,
INC.



(505) 982-2845
Fax (505) 982-2641

Engineering ■ Environmental ■ Construction Management

1852677

September 11, 2000

Mr. Isaac Pino
Rancho Viejo
1590 B – Pacheco Street
Santa Fe, New Mexico 87505

Dear Mr. Pino:

We have reviewed the capacity of Richards Avenue. We researched the AASHTO "green book," however it references the Highway Capacity Manual for all capacity issues.

On March 11, 2000 we had conducted traffic counts at Dinosaur Trail for another project. The counts are attached. The Peak Hour was the P.M. Peak Hour with 826 VPH. Assuming that 10% of the ADT occurs in the peak hour, the ADT at that time was about 8,260 VPD. The directional distribution for the roadway was as follows:

AM	7:45 A.M. – 8:45 A.M.	85% Southbound	15% Northbound
Noon	11:15 A.M. – 12:15 P.M.	45% Southbound	55% Northbound
PM	5:00 P.M – 6:00 P.M.	65% Southbound	35% Northbound

We used the Highway Capacity Manual and ran Richards Avenue as a two (2) lane undivided highway. The assumptions are as follows:

Percentage of trucks	10
Percentage of buses	5
Percentage of recreational vehicles	1
Design Speed (MPH)	50
Peak Hour Factor	.9
Directional Distribution (Up / Down)	65 / 35
Percent No Passing Zones	100

A Wendy Lopez Company

WLA

We ran 12 foot lanes with different shoulder widths as follows:

1852678

Level of Service D

Flow Rate (VPH)	ADT (VPD)	Shoulder Width (feet)
585	5,850	0
677	6,770	2
769	7,690	4
836	8,360	6
836	8,360	8

Level of Service E

Flow Rate (VPH)	ADT (VPD)	Shoulder Width (feet)
1,540	15,400	0
1,627	16,270	2
1,697	16,970	4
1,749	17,490	6
1,749	17,490	8

The directional distribution of traffic is an important variable. To show the difference, the capacity calculations were run with a 6 foot shoulder and a variable directional distributions.

Level of Service D

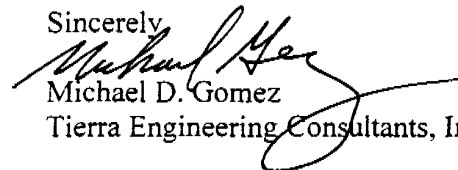
Flow Rate (VPH)	ADT (VPD)	Directional Distribution (feet)
649	6,490	100/0
685	6,850	90/10
758	7,580	80/20
813	8,130	70/30
859	8,590	60/40
914	9,140	50/50

Level of Service E		
Flow Rate (VPH)	ADT (VPD)	Directional Distribution (feet)
1,350	13,500	100/0
1,434	14,340	90/10
1,587	15,870	80/20
1,702	17,020	70/30
1,797	17,970	60/40
1,912	19,120	50/50

You will note that there is a big difference in capacity between level of service D and E, for any assumption. Based upon the 65/35 directional distribution the shoulder widening will only increase the capacity from 15,400 ADT to 17,940 ADT at a level of service E. You will also note that any shoulder wider than 6 feet provides no increase in capacity.

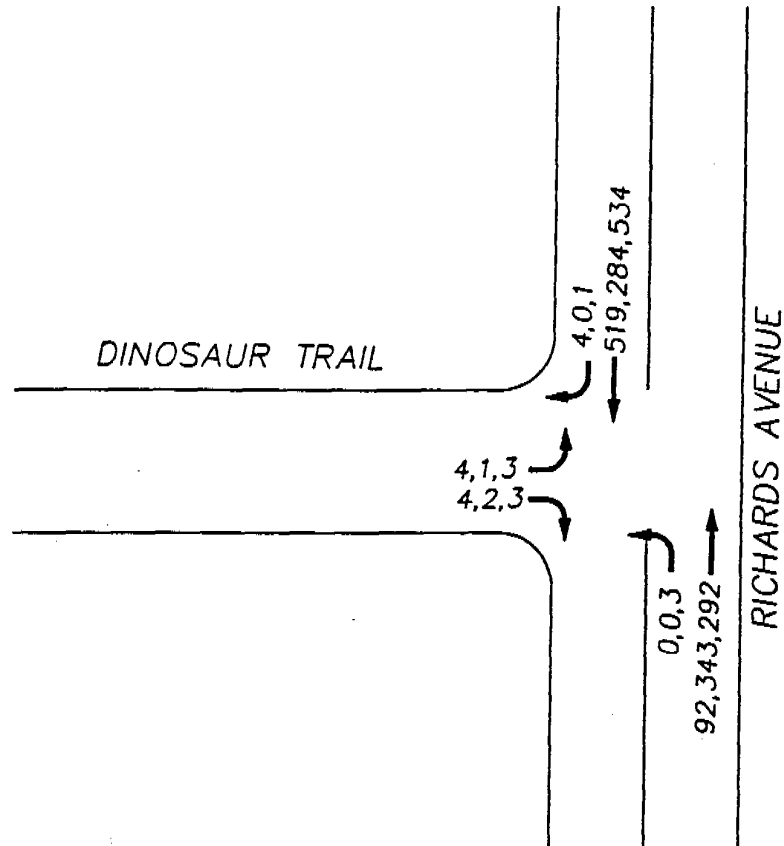
If you have any questions or desire additional information, please do not hesitate to call.

Sincerely,


Michael D. Gomez
Tierra Engineering Consultants, Inc.



1852680



LEGEND

2,10,14 DENOTES PEAK HOUR
TRAFFIC VOLUMES
(AM,NOON,PM)
→ DENOTES MOVEMENT

DATE OF TRAFFIC COUNT
WEDNESDAY, MARCH 11, 1998
BY TEC
PEAK HOUR : 7:45 AM TO 8:45 AM
11:15 PM TO 12:15 PM
5:00 PM TO 6:00 PM

FIGURE 8
EXISTING PEAK HOUR
VOLUMES

1852681

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

 PERCENTAGE OF TRUCKS..... 5
 PERCENTAGE OF BUSES..... 5
 PERCENTAGE OF RECREATIONAL VEHICLES..... 1
 DESIGN SPEED (MPH)..... 50
 PEAK HOUR FACTOR..... .86
 DIRECTIONAL DISTRIBUTION (UP/DOWN)..... 65 / 35
 LANE WIDTH (FT)..... 12
 USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)... 0
 PERCENT NO PASSING ZONES..... 100

B) CORRECTION FACTORS

 ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	.7	.92	.79
B	5	3.4	3.9	.7	.92	.74
C	5	3.4	3.9	.7	.92	.74
D	5	2.9	3.3	.7	.92	.76
E	5	2.9	3.3	.88	.92	.76

C) LEVEL OF SERVICE RESULTS

 INPUT VOLUME(vph): 826
 ACTUAL FLOW RATE: 960

LOS	SERVICE FLOW RATE	V/C
A	42	.03
B	173	.13
C	372	.28
D	585	.43
E	1540	.9

LOS FOR GIVEN CONDITIONS: E

1852682

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

 PERCENTAGE OF TRUCKS..... 5
 PERCENTAGE OF BUSES..... 5
 PERCENTAGE OF RECREATIONAL VEHICLES..... 1
 DESIGN SPEED (MPH)..... 50
 PEAK HOUR FACTOR..... .86
 DIRECTIONAL DISTRIBUTION (UP/DOWN)..... 65 / 35
 LANE WIDTH (FT)..... 12
 USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)... 2
 PERCENT NO PASSING ZONES..... 100

B) CORRECTION FACTORS

ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	.81	.92	.79
B	5	3.4	3.9	.81	.92	.74
C	5	3.4	3.9	.81	.92	.74
D	5	2.9	3.3	.81	.92	.76
E	5	2.9	3.3	.93	.92	.76

C) LEVEL OF SERVICE RESULTS

 INPUT VOLUME(vph): 826
 ACTUAL FLOW RATE: 960
 SERVICE

LOS	FLOW RATE	V/C
A	49	.03
B	200	.13
C	431	.28
D	677	.43
E	1627	.9

LOS FOR GIVEN CONDITIONS: E

1852683

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

PERCENTAGE OF TRUCKS.....	5
PERCENTAGE OF BUSES.....	5
PERCENTAGE OF RECREATIONAL VEHICLES.....	1
DESIGN SPEED (MPH).....	50
PEAK HOUR FACTOR.....	.86
DIRECTIONAL DISTRIBUTION (UP/DOWN).....	65 / 35
LANE WIDTH (FT).....	12
USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)...	4
PERCENT NO PASSING ZONES.....	100

B) CORRECTION FACTORS

ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	.92	.92	.79
B	5	3.4	3.9	.92	.92	.74
C	5	3.4	3.9	.92	.92	.74
D	5	2.9	3.3	.92	.92	.76
E	5	2.9	3.3	.97	.92	.76

C) LEVEL OF SERVICE RESULTS

INPUT VOLUME (vph):	826
ACTUAL FLOW RATE:	960
SERVICE	
LOS	FLOW RATE
	V/C
A	56
B	227
C	489
D	769
E	1697

LOS FOR GIVEN CONDITIONS: E

1852684

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

 PERCENTAGE OF TRUCKS..... 5
 PERCENTAGE OF BUSES..... 5
 PERCENTAGE OF RECREATIONAL VEHICLES..... 1
 DESIGN SPEED (MPH)..... 50
 PEAK HOUR FACTOR..... .86
 DIRECTIONAL DISTRIBUTION (UP/DOWN)..... 65 / 35
 LANE WIDTH (FT)..... 12
 USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)... 6
 PERCENT NO PASSING ZONES..... 100

B) CORRECTION FACTORS

 ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	1	.92	.79
B	5	3.4	3.9	1	.92	.74
C	5	3.4	3.9	1	.92	.74
D	5	2.9	3.3	1	.92	.76
E	5	2.9	3.3	1	.92	.76

C) LEVEL OF SERVICE RESULTS

 INPUT VOLUME (vph): 826
 ACTUAL FLOW RATE: 960

LOS	SERVICE FLOW RATE	V/C
A	60	.03
B	247	.13
C	532	.28
D	836	.43
E	1749	.9

LOS FOR GIVEN CONDITIONS: E

1852685

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

 PERCENTAGE OF TRUCKS..... 5
 PERCENTAGE OF BUSES..... 5
 PERCENTAGE OF RECREATIONAL VEHICLES..... 1
 DESIGN SPEED (MPH)..... 50
 PEAK HOUR FACTOR..... .86
 DIRECTIONAL DISTRIBUTION (UP/DOWN)..... 65 / 35
 LANE WIDTH (FT)..... 12
 USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)... 8
 PERCENT NO PASSING ZONES..... 100

B) CORRECTION FACTORS

 ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	1	.92	.79
B	5	3.4	3.9	1	.92	.74
C	5	3.4	3.9	1	.92	.74
D	5	2.9	3.3	1	.92	.76
E	5	2.9	3.3	1	.92	.76

C) LEVEL OF SERVICE RESULTS

 INPUT VOLUME (vph): 826
 ACTUAL FLOW RATE: 960
 SERVICE

LOS	FLOW RATE	V/C
A	60	.03
B	247	.13
C	532	.28
D	836	.43
E	1749	.9

LOS FOR GIVEN CONDITIONS: E

1852686

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

 PERCENTAGE OF TRUCKS..... 5
 PERCENTAGE OF BUSES..... 5
 PERCENTAGE OF RECREATIONAL VEHICLES..... 1
 DESIGN SPEED (MPH)..... 50
 PEAK HOUR FACTOR..... .86
 DIRECTIONAL DISTRIBUTION (UP/DOWN)..... 100 / 0
 LANE WIDTH (FT)..... 12
 USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)... 6
 PERCENT NO PASSING ZONES..... 100

B) CORRECTION FACTORS

 ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	1	.71	.79
B	5	3.4	3.9	1	.71	.74
C	5	3.4	3.9	1	.71	.74
D	5	2.9	3.3	1	.71	.76
E	5	2.9	3.3	1	.71	.76

C) LEVEL OF SERVICE RESULTS

 INPUT VOLUME(vph): 826
 ACTUAL FLOW RATE: 960
 SERVICE

LOS	FLOW RATE	V/C
A	47	.03
B	192	.13
C	413	.28
D	649	.43
E	1358	.9

LOS FOR GIVEN CONDITIONS: E

1852687

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

PERCENTAGE OF TRUCKS.....	5
PERCENTAGE OF BUSES.....	5
PERCENTAGE OF RECREATIONAL VEHICLES.....	1
DESIGN SPEED (MPH).....	50
PEAK HOUR FACTOR.....	.86
DIRECTIONAL DISTRIBUTION (UP/DOWN).....	90 / 10
LANE WIDTH (FT).....	12
USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)...	6
PERCENT NO PASSING ZONES.....	100

B) CORRECTION FACTORS

ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	1	.75	.79
B	5	3.4	3.9	1	.75	.74
C	5	3.4	3.9	1	.75	.74
D	5	2.9	3.3	1	.75	.76
E	5	2.9	3.3	1	.75	.76

C) LEVEL OF SERVICE RESULTS

INPUT VOLUME(vph): 826
 ACTUAL FLOW RATE: 960

LOS	SERVICE FLOW RATE	V/C
A	50	.03
B	202	.13
C	436	.28
D	685	.43
E	1434	.9

LOS FOR GIVEN CONDITIONS: E

1852688

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

 PERCENTAGE OF TRUCKS..... 5
 PERCENTAGE OF BUSES..... 5
 PERCENTAGE OF RECREATIONAL VEHICLES..... 1
 DESIGN SPEED (MPH)..... 50
 PEAK HOUR FACTOR..... .86
 DIRECTIONAL DISTRIBUTION (UP/DOWN)..... 80 / 20
 LANE WIDTH (FT)..... 12
 USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)... 6
 PERCENT NO PASSING ZONES..... 100

B) CORRECTION FACTORS

 ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	1	.83	.79
B	5	3.4	3.9	1	.83	.74
C	5	3.4	3.9	1	.83	.74
D	5	2.9	3.3	1	.83	.76
E	5	2.9	3.3	1	.83	.76

C) LEVEL OF SERVICE RESULTS

 INPUT VOLUME (vph): 826
 ACTUAL FLOW RATE: 960
 SERVICE

LOS	FLOW RATE	V/C
A	55	.03
B	224	.13
C	482	.28
D	758	.43
E	1587	.9

LOS FOR GIVEN CONDITIONS: E

1852689

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

 PERCENTAGE OF TRUCKS..... 5
 PERCENTAGE OF BUSES..... 5
 PERCENTAGE OF RECREATIONAL VEHICLES..... 1
 DESIGN SPEED (MPH)..... 50
 PEAK HOUR FACTOR..... .86
 DIRECTIONAL DISTRIBUTION (UP/DOWN)..... 70 / 30
 LANE WIDTH (FT)..... 12
 USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)... 6
 PERCENT NO PASSING ZONES..... 100

B) CORRECTION FACTORS

 ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	1	.89	.79
B	5	3.4	3.9	1	.89	.74
C	5	3.4	3.9	1	.89	.74
D	5	2.9	3.3	1	.89	.76
E	5	2.9	3.3	1	.89	.76

C) LEVEL OF SERVICE RESULTS

 INPUT VOLUME (vph): 826
 ACTUAL FLOW RATE: 960
 SERVICE

LOS	FLOW RATE	V/C
A	59	.03
B	240	.13
C	517	.28
D	813	.43
E	1702	.9

LOS FOR GIVEN CONDITIONS: E

1852690

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

PERCENTAGE OF TRUCKS..... 5
 PERCENTAGE OF BUSES..... 5
 PERCENTAGE OF RECREATIONAL VEHICLES..... 1
 DESIGN SPEED (MPH)..... 50
 PEAK HOUR FACTOR..... .86
 DIRECTIONAL DISTRIBUTION (UP/DOWN)..... 60 / 40
 LANE WIDTH (FT)..... 12
 USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)... 6
 PERCENT NO PASSING ZONES..... 100

B) CORRECTION FACTORS

ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	1	.94	.79
B	5	3.4	3.9	1	.94	.74
C	5	3.4	3.9	1	.94	.74
D	5	2.9	3.3	1	.94	.76
E	5	2.9	3.3	1	.94	.76

C) LEVEL OF SERVICE RESULTS

INPUT VOLUME (vph): 826
 ACTUAL FLOW RATE: 960
 SERVICE

LOS	FLOW RATE	V/C
A	62	.03
B	254	.13
C	546	.28
D	859	.43
E	1797	.9

LOS FOR GIVEN CONDITIONS: E

1852691

1985 HCM:TWO-LANE HIGHWAYS

FACILITY LOCATION.... RICHARDS AVENUE
 ANALYST..... MG
 TIME OF ANALYSIS..... PM
 DATE OF ANALYSIS..... 09-06-2000
 OTHER INFORMATION....

A) ADJUSTMENT FACTORS

 PERCENTAGE OF TRUCKS..... 5
 PERCENTAGE OF BUSES..... 5
 PERCENTAGE OF RECREATIONAL VEHICLES..... 1
 DESIGN SPEED (MPH)..... 50
 PEAK HOUR FACTOR..... .86
 DIRECTIONAL DISTRIBUTION (UP/DOWN)..... 50 / 50
 LANE WIDTH (FT)..... 12
 USABLE SHOULDER WIDTH (AVG. WIDTH IN FT.)... 6
 PERCENT NO PASSING ZONES..... 100

B) CORRECTION FACTORS

 ROLLING TERRAIN

LOS	E T	E B	E R	f w	f d	f HV
A	4	3	3.2	1	1	.79
B	5	3.4	3.9	1	1	.74
C	5	3.4	3.9	1	1	.74
D	5	2.9	3.3	1	1	.76
E	5	2.9	3.3	1	1	.76

C) LEVEL OF SERVICE RESULTS

 INPUT VOLUME (vph): 826
 ACTUAL FLOW RATE: 960
 SERVICE

LOS	FLOW RATE	V/C
A	66	.03
B	270	.13
C	581	.28
D	914	.43
E	1912	.9

LOS FOR GIVEN CONDITIONS: E

RICHARDS AVE SOUTH NEIGHBORHOOD ASSOCIATION

Amendments to Ordinance #2000

SFCCD

~~12/4/00~~ 12/11/00

1852692

We believe the ordinance in its present form is unacceptable for adoption. It allows the main commercial development type, so-called "Employment Centers", to be unrestricted in size and practically unrestricted in allowed uses. This is sprawl by any other name.

We request the following changes to amend this ordinance

Land Use Matrix and Land Use Table:

Employment Zones are optional development types. Permitted uses can be individually proposed by each development, according to the permitted uses listed in the land use table. Their size, placement and phasing will be proposed at time of presentation of a general development plan.

Institutional Zones are optional development types. Permitted uses can be individually proposed by each development, according to the permitted uses listed in the land use table. Their size, placement and phasing will be proposed at time of presentation of a general development plan.

Further study is needed for the **Land Use Table**. A combined committee of developers, planners, property owners and County staff should be formed to review and refine the use categories and placement within the villages and its elements. We believe uses for Employment Zones should be those not permitted in other zones. **Adoption of the land use table is unacceptable in its present form and should be referred to this committee before adoption.**

We are also requesting that hotels and motels be removed from eligible uses in employment zones

We no longer support the present configuration of the frontage road southeast of I-25 as it would seem to be a cut thru road that would not lead to reduction of traffic on Richards Ave. We believe that this should be reviewed and a different road pattern defined for this area.

We oppose the Institutional Center on the Oshana Property #4 - list as a neighborhood
We oppose the Employment Center proposed at the southeast corner along Richards Ave and I-25. Sized at 100 acres, it is too large for the development and will create unacceptable amounts of traffic on Richards Ave. Additionally, the New Community Center and the Neighborhood Center will add an additional 50 to 60

commercial acres, bringing **the total of commercial development on this property to 160 acres**. This intense development could add well over **10,000** more trips per day on Richards Ave. With its present zoning, no more than 1600 trips per day would be added. Uses allowed in employment centers are practically unlimited, including manufacturing, gas stations, Laundromats, business parks, even hospitals.

What we would accept on the Oshara/Taurus property is the Village that is currently planned and a 25-acre business park built as close to the NCC as possible. Hotels and motels would not be allowed. A minimum of mixed use would be necessary because of its proximity to shopping and services available in the NCC. Since all of the Village zones are in fact employment areas, the business park should be built after the Village center is well underway.

We oppose any zoning that creates so called Employment Centers before individual proposals come for review. These development types are the ones that are most subject to abuse in the plan and need the most scrutiny and oversight.

There needs to be **defined relationship criteria** for the various development types of our plan. Otherwise, because of the overlapping eligible uses, the elements may act in an adversarial manner. Restaurants in the New Community Center could fail if the Employment Center is allowed restaurants also, especially if built at the same time. Or smaller business will be started in NCCs, such as a small copy shop, only to be overwhelmed if Kinko's then moves into an Employment Center. Uses for Employment Centers should mainly be those that are not allowed in NCCs and NCs.

Phasing of the actual building of the areas is undefined. **Proper phasing** is crucial to the success and failure of the villages. As they are now presented, Employment Centers could overwhelm the villages creating a mixed-use commercial zone rather than a mixed-use residential zone for the whole Community College District. While planning should happen simultaneously for the village elements, actual building must proceed from the village centers. Building of business parks, etc as Employment Centers should only happen after village centers have begun.

We have the beginnings of a very good ordinance here. Passing it in this unfinished stage will complicate development for years and only raise questions for individual development interpretation. Unresolved portions should be deleted and worked out before passage.

For at least all of these reasons, we ask that this ordinance not be passed at this time; and then only after a reasonable attempt to resolve these issues has been made.

We have participated in this planning process for our neighborhood in a good faith manner reserving our protests to civil and reasoned responses, only to have our suggestions ignored and our concerns dismissed. We believe it is an irresponsible action of Santa Fe County to determine the placement and size of commercial zones in new development regions before a specific plan is proposed. It is equally irresponsible to

1852694

designate zoning for areas without knowing or considering traffic and water impacts for the development. In our district, Richards Ave is an extremely important and very sensitive gateway to all the development that will take place in this area in the foreseeable future. It demands special consideration for any development that happens, especially along its borders. Commercialization is the least desirable form of development along its length.

1852695

RICHARDS AVE SOUTH NEIGHBORHOOD ASSOCIATION

12/11/00

Regarding the joint EZA & BCC meeting to consider ordinance 2000 for the SFCCD

To Whom It May Concern:

It is our understanding that notice of the meetings for the EZA and BCC was published only once, in The New Mexican, on December 3, 2000.

It is our understanding that this ^{is} ~~may~~ not ~~be~~ in compliance with New Mexico State Statute for notification of these meetings to the public, under state statute 3-21-14, and others.

If the facts are so, it is our opinion that this is an illegal meeting and any adoptions made at this meeting are in fact null and void.

Jane Petchesky
Richards Ave
Santa Fe, NM 87505
505-471-2588

Tom Denigues

1852696

8200 - AADT - limit

80% of the time we are exceeding current capacity

improvements = 17,500

CASSUTT, HAYS & FRIEDMAN, P.C.

ATTORNEYS AT LAW

Kenneth J. Cassutt*
John P. Hays*
Gary S. Friedman**
Rosanna C. Vázquez

* Also admitted in California
**Also admitted in New York

530-B Harkle Road
Santa Fe, NM 87505
(505) 989-1434
FAX (505) 992-8378
E-MAIL chf@chflaw.com

213 South Plaza, Suite 106
Las Vegas, NM 87701
(505) 425-9399
FAX (505) 425-0701

December 6, 2000

VIA FACSIMILE 505-473-0336

1852697

Jim Klemmer
Natural Health Supply
6410 Avenida Christina
Santa Fe, New Mexico 87505

Re: Community College District Meeting Between the Property Owners
held December 4, 2000

Dear Jim:

Thank you very much for taking the time out of your day to meet with Lisa, Alexis, Linda and myself regarding the development on the Taurus/Oshara property. We hope that this is a first step toward a strong working relationship between the Richards Avenue Homeowners Association and Oshara/Taurus.

What was readily apparent in this meeting was the agreement that Oshara/Taurus is committed to communicating and working with the Richards Avenue Homeowners Association in the future toward a good development on the property, that is consistent with the principles of the Community College District. We spoke about considering design standards and design guidelines that will implement the ideas set forth in the Community College District Ordinance, and agreed to look at other areas across the country that have implemented the Traditional Neighborhood District approach. To achieve this Taurus/Oshara have agreed to have an open dialogue on a regular basis.

In this morning's meeting we reviewed the concerns on the Ordinance set out in Richards Avenue Association, dated November 22, 2000, and attached hereto, and the following sets forth the status of those concerns:

Item No 1.- Roads: The Oshara/Taurus Property has no objection to the speeds on the Main and Village Streets, but believe that it is an issue that can be worked out on a project level. Oshara/Taurus and you have agreed that some language be inserted to the Ordinance that would allow for modifications of the roads standard set forth in the Ordinance, to allow the

1852698
implementations of roads and speeds set forth in the Traditional Neighborhood Development Street Design Guidelines. Oshara/Taurus have also agreed to propose that a committee with members of the Land Use Staff and the Public Works Staff, and property owners be put together to take a look at the roads standards and speed standard within the next year. That would give the County staff, the neighborhood association and the developers the opportunity to see how the standards set forth have been implemented.

Item No. 2: We have agreed to disagree with respect to the language set forth in Item #12 of the County Staff amendments and the language in the Zoning Matrix on the phasing issue.

Item No. 3 - Zoning Matrix: Oshara/Taurus are in agreement with the concept that heights should allow for three floors. Taurus/Oshara understand the County's position on it and are not going to request amendment of that language.

Item No. 4 - Fringe Areas: Oshara/Taurus are comfortable with the limitations set forth in the Land Use Table that limit commercial uses in the Fringe Zones.

Item No. 5 - Employment Center Principles: Taurus/Oshara agree to your recommendations.

Item No. 6 - Employment Center Locations: Taurus/Oshara acknowledge that either a Village District or Residential development will be within a ½ mile of an Employment Center Zone location.

Item No. 7 - Employment Center Size: Oshara/Taurus and Richards Avenue Association agree that there needs to be some sort of nexus between the size requirement and the residential development in the zones around it. How we get there is still a question and we have agreed that this issue is an issue that may be better resolved at the project level.

Item No. 8 - Employment Center R. Phasing: Oshara/Taurus and Richards Avenue Homeowners Association have agreed to disagree with respect to this issue.

Item No. 9 - S on the Land Use Matrix: This was a suggestion we also made to County Staff and has been accepted by Staff.

On behalf of Lisa, Alexis, Linda and myself, we thank you for your patience, your willingness to work together and the openness in your approach. We have come a long way and hopefully this is the beginning. Hopefully, in the future we can work together and continue this relationship and together develop a community that is a worthwhile place to live.

Very truly yours,

Rosanna C. Vazquez
Rosanna C. Vazquez

*ps: Lisa will be calling
you to set up a meeting
before Monday.
Shan*

cc: Lisa Tometich
Alexis Girard
Jack Kolkmeier
Estevan Lopez
Roman Abeyta
Steve Kopelman
Judy McGowen

1852699

**Santa Fe
Community
College**

December 8, 2000

6401 Richards Avenue
Santa Fe, NM 87505
(505) 428-1000

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

1852700

Dear Board Members:

In preparation for your meeting on December 11, during which action is planned on proposed amendments to the community college district ordinance, the following position statement is presented from Santa Fe Community College:

South Richards Avenue is the gateway to the district as well as the main entrance to the SFCC campus, and we strongly support zoning decisions that would ensure the safety and security of our students, employees, and children/community members. Commissioners should be aware that the College currently serves more than 13,000 students/clients. Programs range from academic degree offerings, to non-credit programs, to general community services offered by the Early Childhood Center, the Literacy Program, the GED and Adult Basic Education Programs, the Youth Leadership Initiative, the Dental Clinic, and a host of other programs which serve the public. We routinely serve young children and senior citizens, disabled clients, and others for whom a high traffic level on Richards Avenue could pose a risk.

Whatever decisions are made on this issue, SFCC strongly urges that proposals related to development or commercial zoning along South Richards Avenue address these safety concerns of the community SFCC serves.

Thank you for your attention to this important matter.

Sincerely,



**John M. Pacheco, Ph.D.
President**

CATRON, CATRON & SAWTELL

A PROFESSIONAL ASSOCIATION

ATTORNEYS AND COUNSELORS AT LAW

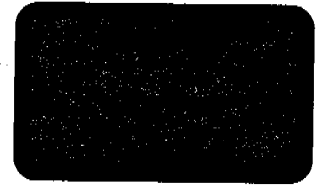
THOMAS B. CATRON, 1840 - 1921
CHARLES C. CATRON, 1870 - 1951
FLETCHER A. CATRON, 1890 - 1964

THOMAS B. CATRON III
JOHN S. CATRON
WILLIAM A. SAWTELL, JR.
FLETCHER E. CATRON
W. ANTHONY SAWTELL
MICHAEL T. POTTOW
FOREST S. SMITH
BRYAN P. BIEDSCHEID
MATTHEW E. ORTIZ

PEGGY L. FELDT
CERTIFIED PUBLIC ACCOUNTANT

2006 BOTULPH ROAD
POST OFFICE BOX 788
SANTA FE, NEW MEXICO 87504
TELEPHONE (505) 982 - 1947
TELECOPIER (505) 988 - 1013

DEC 8 2000
F. S. T.
11:11 AM



December 8, 2000

Extraterritorial Zoning Authority
Santa Fe, New Mexico

Board of County Commissioners
Santa Fe County, New Mexico

1852701

c/o Mr. Jack Kolkmeier
Planning Division, Santa Fe County Land Use Department

Re: College District Ordinance

Dear Members of the EZA and Commissioners:

I represent the group that is organizing Physicians Medical Center and am writing about the Community College District Ordinance that will be considered by the EZA and the Board of County Commissioners on Monday, December 11, 2000.

We request that the Land Use Table included in the Ordinance permit medical offices, clinics and laboratories in Employment Center Zones. This could be accomplished by making medical offices, clinics and laboratories (listed in the Commercial/Industrial portion of the table) eligible uses in Employment Center Zones, as they were in the first draft of the ordinance. Alternatively, it could be accomplished by amending the line for "hospitals" in the Civic/Public/Institutional portion of the table to read, "hospitals and related medical offices, clinics and laboratories." The County Development Review Committee has recommended the latter course to the Board of County Commissioners.

Permitting hospitals and medical offices in the same zones is only logical. It is consistent with the mixed-use goals of the Ordinance, as long as other uses are not excluded.

CATRON, CATRON & SAWTELL, P.A.

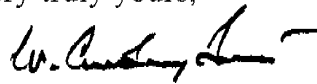
Extraterritorial Zoning Authority and Board of County Commissioners
December 8, 2000

1852702

Page 2

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Anthony Sawtell", with a stylized flourish at the end.

W. Anthony Sawtell

AS:ps