



Agenda

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SUMMARY COMMITTEE
Thursday, May 4, 2017 - 11:00am
DeVargas Room
Santa Fe Community Convention Center
201 West Marcy Street

- A. **ROLL CALL**
- B. **APPROVAL OF AGENDA**
- C. **APPROVAL OF MINUTES**

April 6, 2017

- D. **OLD BUSINESS**
- E. **NEW BUSINESS**

1. Case #2017-21, 5221 Las Soleras Drive (Tract 7) Lot Split. James W. Siebert & Associates, agent for Las Soleras Oeste Ltd., requests approval of a lot split to create two lots of 1.273 acres and 3.06 acres from a 4.42 acre Tract. The property is zoned C-2 (General Commercial). (Noah Berke, Case Manager)

- F. **STAFF COMMUNICATIONS**
- G. **MATTERS FROM THE COMMITTEE**
- H. **ADJOURNMENT**

NOTES:

- 1) Procedures in front of the Summary Committee are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from postponement by a motion and vote of the Summary Committee.
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Summary Committee meeting. This agenda is subject to change at the discretion of the Summary Committee.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**

**SUMMARY INDEX
CITY OF SANTA FÉ
SUMMARY COMMITTEE
May 4, 2017**

ITEM	ACTION	PAGES
A. ROLL CALL	Quorum	1
B. APPROVAL OF AGENDA	Approved as presented	1
C. APPROVAL OF MINUTES - April 6, 2017	Approved as amended	1
D. OLD BUSINESS	None	1-2
E. NEW BUSINESS		
1. <u>Case #2017-21.</u> 5221 Las Soleras Drive (Tract 7) Lot Split	Approved as recommended	2-3
F. STAFF COMMUNICATIONS	Comment	3
G. MATTERS FROM THE COMMITTEE	None	3
H. ADJOURNMENT	Adjourned at 11:09 a.m.	3

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FÉ
SUMMARY COMMITTEE
May 4, 2017**

A regular meeting of the City of Santa Fe Summary Committee was called to order by Commissioner Brian Gutierrez, Chair, on the above date at approximately 11:00 a.m. in the DeVargas Room Santa Fe Community Convention Center, 201 West Marcy, Santa Fé, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Brian Gutierrez, Chair
Roman Abeyta
Sarah Propst, Secretary

MEMBERS EXCUSED:

OTHERS PRESENT:

Noah Berke, Planner Senior
Carl Boaz, Stenographer

There was a quorum of the membership in attendance for conducting official business.

B. APPROVAL OF AGENDA

MOTION: Commissioner Abeyta moved to approve the Agenda, as presented. The motion was seconded by Commissioner Propst and was approved unanimously on a voice vote.

C. APPROVAL OF MINUTES – April 6, 2017

Mr. Berke had two changes. The first is in the applicant's presentation on page two where the second sentence should read, "The intent is to create two lots. Lot 1-A has a Smith's gas station on it." And in the motion for that case, on page two, the word, "east" should be removed and the word "Drive" added so that it reads, "Commissioner Abeyta moved for approval of Case #2017-11, 800 St. Michael's Drive Lot Split subject to all staff conditions."

MOTION: Commissioner Abeyta moved to approve the minutes of the meeting of April 6, 2017, as presented. The motion was seconded by Commissioner Propst and was approved unanimously on a voice vote.

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

1. **Case #2017-21. 5221 Las Soleras Drive (Tract 7) Lot Split.** James W. Siebert & Associates, agent for Las Soleras Oeste Ltd., requests approval of a lot split to create two lots of 1.273 acres and 3.06 acres from a 4.42-acre Tract. The property is zoned C-2 (General Commercial). (Mr. Berke Berke, Case Manager)

Mr. Berke presented the staff report for this case. A copy of the staff report is on file in the Land Use Office. In his report, Mr. Berke said Lot 7-B is not addressed yet. Both lots will be directly accessible from Las Soleras Drive. A 9' wide right-of-way will be dedicated to the City. They are among several lots that must conform to the Las Soleras Design Standards in the Master Plan. As such, all developments on these lots must comply with those design standards and shown on the plat. He described the conditions of approval and stated the proposed lot split meets all development standards and would not create or increase any nonconformities with Chapter 14.

Staff recommended approval of the proposed lot split with the conditions of approval as listed in the staff report.

Applicant's Presentation

Mr. James Siebert, 915 Mercer was sworn. He explained they have a client for Lot 7-A which is a dialysis clinic and the lot was designed around their specific standards for having the clinic. They will be extending the road down and water improvements and an off-site sewer will be constructed. The sewer runs parallel to the road at Los Chamisos and connect to the north with the sewer line under Cerrillos Road. Ultimately, the line will serve all lots in the subdivision.

The reason they didn't take the road further is because they are waiting for completion of the bridge - over Arroyo Chamiso. He didn't know the grade but the bridge will dictate that. They will make the connection for Presbyterian Hospital to the east.

He stood for questions.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Committee

MOTION: Commissioner Abeyta moved to approve Case #2017-21 - 5221 Las Soleras Drive (Tract 7) Lot Split subject to Staff conditions. Commissioner Propst seconded the motion and it passed unanimously on a voice vote.

F. STAFF COMMUNICATIONS

Mr. Berke announced the next Planning Commission meeting will be on May 18 in Council Chambers and is a lengthy agenda.

G. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

H. ADJOURNMENT

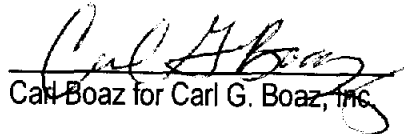
The meeting was adjourned at approximately 11:09 a.m.

Approved by:



Brian Gutierrez, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.