



Agenda

SUMMARY COMMITTEE
Thursday, June 6, 2019 - 11:00am
City Council Chambers
City Hall 1st Floor – 200 Lincoln Avenue

- A. **ROLL CALL**
- B. **APPROVAL OF AGENDA**
- C. **APPROVAL OF MINUTES:**
March 7, 2019

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

1. **Case #2016-44, 4601 Mission Bend Lot Split.** Rich Chatroop, Professional Land Surveyor, agent for Ron Sebesta, requests approval of a lot split to divide approximately 16.56 acres to create two lots (Lot 21A 9.6+/- acres and Lot 21B 6.95+/- acres). The lot is zoned R-1 (Residential- 1 unit per acre). (Dan Esquibel Case Manager, Case Manager, daesquibel@santafenm.gov, 955-6587)

- 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.**

RECEIVED AT THE CITY CLERK'S OFFICE	
DATE:	May 20, 2019
TIME:	11:07 AM

**SUMMARY INDEX
CITY OF SANTA FE
SUMMARY COMMITTEE
June 6, 2019**

ITEM	ACTION	PAGES
A. ROLL CALL	Quorum	1
B. APPROVAL OF AGENDA	Approved as presented	1
C. APPROVAL OF MINUTES - March 7, 2019	Approved as presented.	1
D. OLD BUSINESS	None	1
E. NEW BUSINESS		
1. Case #2016-44. 4601 Mission Bend Lot Split	Approved with conditions	2-4
F. STAFF COMMUNICATIONS	None	4
G. MATTERS FROM THE COMMITTEE	None	4
H. ADJOURNMENT	Adjourned at 11:18 p.m.	4

**MINUTES OF THE MEETING
OF THE CITY OF SANTA FÉ
SUMMARY COMMITTEE
June 6, 2019**

A regular meeting of the City of Santa Fe Summary Committee was called to order by Commissioner Lee Garcia, Chair, on the above date at approximately 11:00 a.m. in the City Council Conference Room, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Lee Garcia, Chair
Brian Gutierrez
Janet Clow, Secretary [arriving later]

MEMBERS EXCUSED:

None

OTHERS PRESENT:

Carol Johnson, Land Use Director
Dan Esquibel, Planner Senior
Carl Boaz, Stenographer

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

B. APPROVAL OF AGENDA

MOTION: Commissioner Gutierrez moved, seconded by Chair Garcia, to approve the Agenda, as presented. The motion was approved unanimously on a voice vote.

C. APPROVAL OF MINUTES - March 7, 2019

MOTION: Commissioner Gutierrez moved, seconded by Chair Garcia, to approve the minutes of the meeting of March 7, 2019, as presented. The motion was approved unanimously on a voice vote.

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

Commissioner Clow arrived at 11:10 a.m.

- 1. Case #2016-44. 4601 Mission Bend Lot Split.** Rich Chatroop, Professional Land Surveyor, agent for Ron Sebesta, requests approval of a lot split to divide approximately 16.56 acres to create two lots (Lot 21A 9.6 ∇ acres and Lot 21B 6.95 ∇ acres). The lot is zoned R -1 (Residential- 1 unit per acre). (Dan Esquibel Case Manager, Case Manager, daesquibel@santafenm.gov, 955-6587)

Mr. Esquibel said this case had a couple of approvals in 2016 but there were a couple of things with departments that need to be resolved. One was with the Traffic Division and the other with the Sewer Division. They have since resolved those issues. They did comply with the Traffic Divisions conditions. In addition, they are willing to set up an agreement with Stan Holland, who will approve and then file the sewer portion of this application. Staff is recommending approval, subject to the conditions. The Applicant has addressed all of the standing criteria for a lot split. There are some technical corrections that are listed in exhibit A that were provided by the subdivision engineer and the Fire Marshal. Those need to be completed prior to filing of the plat.

Applicant=s Presentation

Mr. Chatroop was sworn and said he had nothing to say other than he agreed with the Staff Report and all conditions.

Public Hearing:

Mr. Keith Nijole, 4403 Mission Bend was sworn. He said he was President of the HOA for Mission Bend. He asked about City management of the right-of-way improvements for Mission Bend and Beckner Road. He read from the packet about the project. He asked if the Committee was aware that the HOA owns Mission Bend Road.

Chair Garcia said he was not aware of that. He said he was seeking an answer to that after the testimony was over.

Mr. Berke asked the witness to address his communication to the Committee rather than the Applicant.

Mr. Nijole said the Mission Viejo Homeowners' Association has ownership of Mission Bend Road. He didn't think they were included in any communications regarding this lot split or if any of this road would be used for an intersection. The HOA should be included in such an approval. Whatever the intersection happens to be, such as a roundabout, it would utilize some of Mission Bend Road, the HOA would need to make a decision about it. He asked if that would be correct.

Mr. Berke thanked him for the comment. He explained that the City has always planned to have an intersection at that point. The planning process began in 2009 when Las Soleras and Beckner Road were conceived for an intersection where Beckner Road comes out. That is what the City has reserved the right-of-way for. Currently, it is planned for a signalized intersection. The City acknowledges that the road is private within the easement to the property so the owners can access Mission Bend Subdivision. At the present time, the Traffic Engineer is looking at reserving right-of-way in that area to construct a roundabout rather than a signalized intersection. Mr. Romero is present to elaborate, if anything has changed, but he believed it is still in place. As such, through this feed mechanism, it satisfied our condition to secure right-of-way for future traffic improvements. He didn't believe the improvements would be made within the next year or two years. He was not sure of the horizon time, but it is a planned intersection improvement that when Las Soleras was constructed, they had to bring out that cross connection because the City needs that connection from East to West – Beckner Road. He did not believe the City is planning to make Mission Bend Road a public right-of-way so it will remain private, as such. The aspect that helped answer the question.

Mr. Nijole agreed.

Mr. Romero confirmed the plans were still not decided, whether a signalized intersection or a roundabout would be built. Their initial comment was for Mission Bend to provide the city with all the right-of-way needed for a roundabout. The City Attorney has met with the HOA attorney and it was determined that the actual easement of Mission Bend Road was not fully owned by the Applicant, but also by the HOA. Because of that, we are unable to require them to give the city that easement. What was negotiated was all the right-of-way of the easement that is within control of the Applicant. But the HOA is not the Applicant and has a right to control that easement. In the future, when the City wants to make those improvements it will have to be negotiated between both the homeowner's association and the Applicant.

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

Committee Discussion

There was no further discussion.

Action of the Committee

MOTION: **Commissioner Clow moved, seconded by Commissioner Gutierrez, him and him him him him him him in Case #2016-44 at 4601 Mission Bend, to approve the Lot Split,**

#2016-44 at 4601 Mission Bend, to approve the Lot Split, subject to conditions of approval recommended by Staff and technical corrections. The motion was approved unanimously on a voice vote.

F. STAFF COMMUNICATIONS

Mr. Berke said there were no communications from Staff.

G. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

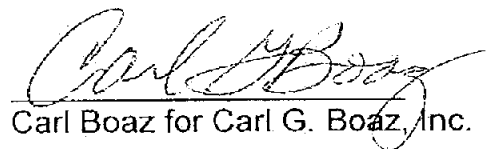
H. ADJOURNMENT

Having completed the agenda and with no more business to come before the Committee, the meeting was adjourned at 11:18 a.m.

Approved by:


Lee Garcia, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.