



# Agenda

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**PUBLIC WORKS/CIP & LAND USE  
COMMITTEE MEETING  
CITY COUNCIL CHAMBERS  
MONDAY, FEBRUARY 7, 2011  
5:15 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM JANUARY 24, 2011 PUBLIC WORKS COMMITTEE MEETING

**INFORMATIONAL AGENDA**

6. UPDATE TO ESCARPMENT OVERLAY DISTRICT RE-MAP PROGRESS (**WENDY BLACKWELL**)

**CONSENT AGENDA**

7. REQUEST FOR APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH LA FAMILIA MEDICAL CENTER (LFMC) SO THEY CAN ACT AS PROJECT MANAGER FOR THE FOLLOWING PROJECT: SEVERANCE TAX BOND GRANT AGREEMENT NUMBER 04051, PROJECT NUMBER 09-L-3902 FOR \$396,000
  - TOTAL APPROPRIATION FOR THE AGREEMENT IS \$396,000 AND WILL EXPIRE ON JUNE 20, 2013. THE CITY WILL REMAIN THE FISCAL AGENT (**DAVID CHAPMAN**)

**Committee Review:**

Finance Committee (Scheduled)

02/14/11

Council (Scheduled)

02/23/11

8. CIP PROJECT #872 – AIRPORT ROAD SAFETY IMPROVEMENTS PROJECT
  - REQUEST FOR APPROVAL OF AWARD AND CONSTRUCTION AGREEMENT WITH STAR PAVING COMPANY FOR BID NUMBER 11/09/B, BID OPTION 1, BID OPTION 2 AND BID ALTERNATE 2 IN THE AMOUNT OF \$784,736.65 PLUS \$64,250.31 (NMGR) FOR A TOTAL AMOUNT OF \$848,986.96 (**DESIRAE LUJAN**)

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02/14/11

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9. CIP PROJECT #419 A & B – ST. FRANCIS DRIVE/ARROYO DE LOS CHAMISOS MULTI-USE TRAIL & UNDERPASS
  - REQUEST FOR APPROVAL OF AWARD AND CONSTRUCTION AGREEMENT FOR BID NUMBER 11/02/B WITH DAVID MONTOYA CONSTRUCTION, INC. IN THE AMOUNT OF \$1,650,000 PLUS \$135,093.75 NMGR FOR A TOTAL AMOUNT OF \$1,785,093.75

- REQUEST FOR APPROVAL OF CHANGE ORDER NO. 1 FOR CUSTOM CONCRETE FORM LINERS NOT INCLUDED IN THE ORIGINAL BID IN THE AMOUNT OF \$168,094.80 PLUS \$13,762.76 NMGRF FOR A TOTAL AMOUNT OF \$181,857.56 (**LEROY PACHECO**)

**Committee Review:**

Finance Committee (Scheduled)	02/14/11
Council (Scheduled)	02/23/11

10. REQUEST FOR APPROVAL OF SANTA FE TRAIL'S FY 10/11 MEMORANDUM OF AGREEMENT WITH THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION (NMDOT) (**JON BULTHUIS**)

**Committee Review:**

Finance Committee (Scheduled)	02/14/11
Council (Scheduled)	02/23/11

11. REQUEST FOR APPROVAL OF A RESOLUTION URGING THE COMMUNITY TO SUPPORT THE SANTA FE VETERAN COMMUNITY CENTER (**COUNCILOR WURZBURGER, MAYOR COSS, COUNCILORS CALVERT, TRUJILLO, BUSHEE, DOMINGUEZ AND ROMERO**) (**JEANNE PRICE**)

**Committee Review:**

Finance Committee (Approved)	01/31/11
Council (Scheduled)	02/09/11

12. REQUEST FOR APPROVAL OF A RESOLUTION AMENDING RESOLUTION NO. 2010-75 IN ORDER TO RECOMMEND THAT THE AREAS OF THE SANTA FE NATIONAL FOREST CURRENTLY USED FOR MOUNTAIN BIKING BE EXCLUDED FROM THE EXPANSION OF THE PECOS NATIONAL WILDERNESS OR IN THE ALTERNATIVE, THAT THESE AREAS BE DESIGNATED IN A MANNER THAT IS LESS RESTRICTIVE SO THAT MOUNTAIN BIKING WOULD NOT BE BANNED (**COUNCILOR BUSHEE**) (**BOB SIQUEIROS**)

**Committee Review:**

Bicycle and Trails Committee (Approved)	01/27/11
Finance Committee (Scheduled)	02/14/11
Council (Scheduled)	02/23/11

13. MATTERS FROM STAFF

14. MATTERS FROM THE COMMITTEE

15. NEXT MEETING: **MONDAY, FEBRUARY 21, 2011**

16. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520 five (5) working days prior to meeting date

**SUMMARY INDEX FOR  
PUBLIC WORKS/CIP & LAND USE COMMITTEE  
February 7, 2011**

<b>ITEM</b>	<b>ACTION</b>	<b>PAGE</b>
1. Call to Order	Convened at 5:15 p.m.	1
2. Roll Call	Quorum Present	1
3. Approval of Agenda	Approved as presented	1
4. Approval of Consent Agenda	Approved as presented	2
5. Approval of Minutes - January 24, 2011	Approved as presented	2
Informational Agenda		
6. Escarpment Overlay District Re-Map	Presented and discussed	2-6
Consent Agenda Listing	Listed	6-7
13. Matters from Staff	None	7
14. Matters from the Committee	None	7
15. Next Meeting	Set for February 21, 2011	7
16. Adjournment	Adjourned at 6:20 p.m.	7-8

**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**PUBLIC WORKS/CIP & LAND USE COMMITTEE**

**MONDAY, FEBRUARY 7, 2011**

**1. CALL TO ORDER**

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on the above date by Councilor Chris Calvert at approximately 5:15 p.m. in City Council Chambers, City Hall, 200 Lincoln, Santa Fé, New Mexico.

**2. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBER PRESENT:**

Councilor Christopher Calvert  
Councilor Miguel Chávez  
Councilor Rosemary Romero

**MEMBERS ABSENT:**

Councilor Carmichael Dominguez, Chair [excused]  
Councilor Ronald S. Trujillo [excused]

**STAFF PRESENT:**

Mr. Robert Romero, City Manager

**NOTE: All items in the Committee packet for all agenda items were incorporated herewith by reference. The original Committee packet is on file in the Public Works Department.**

**3. APPROVAL OF AGENDA**

Mr. Romero had no changes.

**Councilor Chávez moved to approve the agenda as presented. Councilor Romero seconded the**

**motion and it passed by unanimous voice vote.**

#### **4. APPROVAL OF CONSENT AGENDA**

**Councilor Chávez moved to approve the Consent Agenda as presented. Councilor Romero seconded the motion and it passed by unanimous voice vote.**

#### **5. APPROVAL OF MINUTES FROM JANUARY 24, 2011 PUBLIC WORKS COMMITTEE MEETING**

Councilor Calvert asked Mr. Romero to make a note for staff about the January 10, 2011 minutes.

**Councilor Chávez moved to approve the January 24, 2011 Public Works Committee minutes as presented. Councilor Romero seconded the motion and it passed by unanimous voice vote.**

#### **INFORMATIONAL AGENDA**

#### **6. UPDATE TO ESCARPMENT OVERLAY DISTRICT RE-MAP PROGRESS (WENDY BLACKWELL)**

Ms. Blackwell provided three handouts - [Exhibit A - Skyline Analysis, Exhibit B - Viewshed Analysis, and Exhibit C - Locations of the View Corridors and View Gates from the 1992 Mapping].

She referred to the handouts which included some of the information requested by the Committee last time.

She went first to the Skyline Analysis which had the same color coding but provided the legend definitions. The colors were in descending order of the number of points where the area was visible. The red area was where a 14' structure would break the skyline from 27 to 154 points. The legend also included the percentages with a base line of 273 points. The orange area was seen from 15-26 locations; yellow was from 10-14 locations; green was from 7-9 locations.

She said the stapled paper on the upper right provided the relevant acreage for each of the colored areas.

Councilor Chávez asked if the red area would be the highest point. Ms. Blackwell explained that generally that would be true but pointed out that the ridge line was not all at the same elevation. She added that the acreage was shown in cumulative numbers to help the Council decide where to make the cutoff. On these maps, the NW area had pale pink shading.

Councilor Calvert asked when she showed the acreage in the NW area if that area was in the original area or in the NW area.

Ms. Blackwell said they included the original area which was shown in the solid black lines. What fell northwest of that line was in the NW area.

Councilor Calvert estimated about half of that was in the NW area.

Ms. Blackwell explained that the road was the dividing line. That NW area was not in the original mapping area.

Councilor Calvert said in looking at a cutoff point he didn't necessarily think all of all colors might need to be included.

Councilor Romero said the whole annexed area was included.

Ms. Blackwell reviewed that. She said the next column was the annexed area so we were providing three different areas for your consideration. If you included every one it would be 1,130 acres. They could break it up further by modifying the cutoffs. The working group tried to compare the original area to these colors but had not compared it with planning in the Northwest Quadrant.

Councilor Calvert said in trying to come up with a point for cutoff he would include all the orange - the only question would be the area north of 599 but didn't think that would amount to much acreage. If they included all of the orange it would be 553 acres.

Mr. O'Reilly said the working group thought it should be 10% or lower.

Councilor Calvert felt 3% was too low. Yellow was a fairly low percentage as well.

Councilor Romero agreed with orange and red. She asked if the green spot on the NW corridor was considered important by the working group.

Mr. O'Reilly said in that high visibility area building would be totally prohibited.

Councilor Calvert would recommend the red and orange.

Councilor Chávez didn't think they should exclude all of the yellow and might consider what the working group wanted.

Mr. O'Reilly explained that the working group had reached its end. Their recommendation was to bring a range of possibilities and get the Committee's direction.

Councilor Chávez thought it would make sense to add some acreage in yellow area.

Mr. O'Reilly said they could simply say the new map would have the same acreage and add some more for the NW and annexation acres which would be about 600 acres.

When they showed the public maps that would keep the acreage the same it was misunderstood. The

public asked staff to take other factors into account. .

Councilor Romero was not attached to the idea of acreage. They gave a path to the working group to give the best science that would justify the visual analysis. Through the analysis from those points - the acreage had been sort of forced. She would rather not judge by acreage but have a cutoff and let acreage fall where it would.

Councilor Chávez was not tied to acreage either. As a reference benchmark, he would suggest some of the yellow - some of it was in the annexed area. They just needed to agree on what made the most sense.

Councilor Calvert proposed the red and orange and if there was any yellow - it needed to be justified.

Councilor Romero agreed with that.

Mr. O'Reilly said the yellow tended to fill in what was in the ridgetop area. For instance along Gonzales Road and an area on Hyde Park where it fits in well. But there were red and orange areas where there was no escarpment before. It just meant those areas could not be seen by very many points. It was just another way to look at it. Staff now had enough direction to move forward with Skyline analysis.

Ms. Blackwell pointed out that when they did the mapping years ago, the area had to be visible only from one point. So the question of where to put the cutoff - if it was number of points or a percentage, the working group could come up with it. Those yellow areas, if not in high visibility, would still be in the viewshed analysis.

Ms. Blackwell went to viewshed analysis where the maximum was 185 points. They gave the numbers and percentages and in the upper right hand corner the acreage cumulative. She shared the cutoffs and the columns of NW and annexation again. On this map the ridgetop area and the foothills were shown with solid black lines for comparison.

Mr. O'Reilly suggested looking at the map graphically. At the edge of the map where Canyon turned and became Cerro Gordo - just below it was a piece of foothills. It runs between green and yellow shading so if you included green you would go right down to the Canyon Road. So the working group recommended stopping with yellow. The current foothills was consistent with the yellow. If you chose green it would come down and cross Cerro Gordo itself. So maybe green would go too far. Yellow seemed to work fairly well. That was just a measure of the low level technology used in the first place to create the maps.

Councilor Romero agreed concerning the last two colors. It didn't make sense to include blue and green areas.

Mr. O'Reilly said if those were the cutoffs - those cutoffs could be exactly 5% and 15% of the points. So if 15% was set as a reasonable cutoff in view shed and 5% at skyline would come very close.

Councilor Chávez asked if that would remove some of the original area.

Mr. O'Reilly agreed. Whatever they chose, there would be lots that were never in the escarpment that would go into it but they should have been and some that would come out because they should not have been included.

Councilor Calvert added that they would have some who had already built and could not do more.

Mr. O'Reilly said they already had buildings that were there before the first ordinance was created.

Councilor Calvert asked if they would have a new cutoff date with the new law.

Mr. O'Reilly said what they knew for sure was that they would have to account for subdivisions that created lots based on the current locations of the escarpment. They showed where the escarpment was on the original plat. They would have to honor where it was when the plat was created. They were created to avoid the escarpment areas. So if the City now came back and told them their lots were completely wiped out the City would have problems. Some were lots created in 70's and 80's before escarpment and they just had the escarpment applied to the plats. It was analogous to the flood zones that changed.

Councilor Calvert said they were comfortable with yellow but not green and blue. So maybe staff should show what 15% would have. If staff would like a round number then there should be a map that reflected that. Red and orange and maybe some yellow on Skyline and on Viewshed some green it would be 15% up.

Ms. Blackwell explained the other two sheets - the one with hand written notes was the verbatim on the map originally and the other was the nicely typed one. It didn't change the analysis but helped remind her how to present to the public.

She felt having the Committee ask her to do this exercise was helpful. She asked if she should come back with the next map iteration or just go to public meetings.

Councilor Romero felt it didn't need to come back here but should be used for the community meetings. It would then come back to Public Works.

Mr. O'Reilly reminded Councilor Romero that she mentioned last time that they shouldn't do public meetings the way they did last time with constituent meetings but have two larger meetings.

Councilor Romero was comfortable with moving beyond focus meetings to larger community meetings. If the information was clear and staff walked through it and didn't show lot lines. The decisions were not based on whose property it was.

Councilor Calvert said if he was a property owner he would want someone to provide him with lot lines. He would probably try to figure that out. But he'd like to know what their comments were in the general public. Some of them would be directly affected and others wouldn't.



Mr. O'Reilly noted they had a lot of the owners come in to Land Use to see the map and find their lot. They didn't have a map with lot lines to show them. Some of them came to community meetings as well. The working group had realized all along that for it to work, some changes would be needed to the ordinance which they presented at Land Use Subcommittee and would show the Committee as well. He could bring the talking points to the Committee first. They had it in bullet format and he thought that was simple enough but when putting it into ordinance format they could do a matrix.

## **CONSENT AGENDA**

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Finance Committee (Scheduled)

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02/23/11

**13. MATTERS FROM STAFF**

**14. MATTERS FROM THE COMMITTEE**

**15. NEXT MEETING: MONDAY, FEBRUARY 21, 2011**

**16. ADJOURN**


Having completed the agenda and with no further business to consider, the meeting was adjourned at 6:20 p.m.

Approved by:

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Christopher Calvert

Submitted by:

  
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Carl Boaz, Stenographer