

**SUMMARY INDEX
PLANNING COMMISSION MINUTES
JULY 6, 2023**

ITEM	ACTION TAKEN	PAGE(S)
1. Roll Call	Quorum Present	2
2. Pledge of Allegiance	Recited	2
3. Approval of Agenda	Approved	2
4. Approval of Minutes June 1, 2023	Approved as submitted	3
5. Findings & Conclusions	Approved	3
6. Old Business		
a. #2023-6486. 3900 Constellation Drive Development Plan	Postponed to 8/23/23	3
H. New Business		
a. #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat.	Approved	3-4
b. #2023-6655. 2200 Old Pecos Trail Final Subdivision	Approved	5-7
c. #2023-6844. El Lucero Crossing General Plan Amendment from Mountain/Corridor to Community Commercial	Approved	7-10
d. #2023-6846. El Lucero Crossing General Plan Amendment from Low Density Residential to Community Commercial	Approved	"
e. #2023-6845. El Lucero Crossing General Plan Amendment from Medium Density Residential to Community Commercial	Approved	"
f. Case #2023-6843 El Lucero Crossing Rezoning from R-3 to C-2.	Approved	"
I. Staff Communications	Comments	10
J. Matters from the Commission	Comments	10
K. Adjournment	Adjourned at 9:56 pm	10

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, July 6, 2023 - 6:00 pm

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Clow on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, NM.

1. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Chair Janet Clow
Vice Chair Jessica Lawrence
Secretary Peter Smith
Commissioner Pilar Faulkner
Commissioner Phil Lucero
Commissioner Gurushabad Mirando

Members Absent

Two Vacancies
Commissioner Dan Pava

Others Present:

Mr. Jason Kluck, Land Use Director
Ms. Maggie Moore, Planning Manager
Ms. Rachel Hermann-Mnuk, Assistant City Attorney
Ms. Melissa D. Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Land Use Department.

2. PLEDGE OF ALLEGIANCE

Commissioner Lucero led the Pledge of Allegiance.

3. APPROVAL OF AGENDA

MOTION: Commissioner Faulkner moved, seconded by Commissioner Smith, to approve the agenda as submitted.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against.

4. APPROVAL OF MINUTES

June 1, 2023

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lucero to approve the minutes of June 1, 2023.

VOTE: The motion passed by roll call vote with Commissioners Smith, Faulkner, Lucero, Mirando and Lawrence voting in favor and none voting against.

5. APPROVAL OF FINDINGS/CONCLUSIONS

- a. **Case #2023-6484. 5101 Las Soleras Drive and 4822 Rail Runner Road Development Plan.**

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lucero to approve the Findings of Fact and Conclusions of Law for Case #2023-6484, with an amendment to line 16(A), as recommended by staff.

VOTE: The motion passed by roll call vote with Commissioners Lucero, Mirando, Lawrence, Smith and Faulkner voting in favor and none voting against.

6. OLD BUSINESS

- a. **Case #2023-6486. 3900 Constellation Drive Development Plan.** NM Land Solutions LLC, Agent, for Luxelocker Santa Fe, Owner, request approval of a development plan to establish development standards for a 71,588 square foot storage facility with 83 storage-units located at 3900 Constellation Drive on three lots totaling approximately 3.931 acres. The property is zoned I-1 (Light Industrial) and is within the Airport Road Overlay District, the Southwest Area Masterplan and the Santa Fe Airport Industrial Business Park Masterplan. (Daniel Alvarado, Case Manager) **(POSTPONED TO AUGUST 3, 2023)**

7. NEW BUSINESS

- a. **Case #2023-6842. Windmill Hill at Las Placitas Compound Final Subdivision Plat.** Liaison Planning, agent for Michael Blum, requests Final Subdivision Plat approval for three single-family residential lots on 1.48± acres. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). A Preliminary Subdivision **for the subject property was approved on April 6, 2023 as part of Case #2022-6201.** The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District. (Daniel Alvarado, Case Manager)

STAFF REPORT

In 2012, a four-lot single-family subdivision and variance to the minimum street width subdivision plat for the subject property was reviewed by the Planning Commission (Case# 2012-123). The Planning Commission approved both requests. However, the final subdivision plat was never recorded, and the approvals expired. The previous case information can be found in Attachment F of the staff report.

On April 6, 2023, the applicant returned to the Planning Commission to request approval for a three-lot subdivision (Case #2022-6201 Preliminary Subdivision) and variance (Case #2022-6202) to SFCC §14-9.2-1, minimum street width. The Planning Commission approved both requests. Information regarding this decision can be found in Attachment G of the staff report.

The applicant is now requesting Final Subdivision Plat approval for a three-lot subdivision. The subject property is zoned R-3 (Residential, three dwellings per acre) and is in the Downtown and Eastside Historic District and the River and Trails Archaeological Review District. The Final Subdivision Plat reflects the variance approval as well as any changes required from the preliminary plat's conditions of approval (see Table 1). Other than the required changes, the final subdivision plat conforms substantially to the preliminary subdivision plat as approved.

STAFF RECOMMENDATION

Staff recommends approval of Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat.

APPLICANT PRESENTATION

Dolores Vigil, Liaison Planning Services, PO Box 1835, Santa Fe, was sworn. She presented the applicant's case and agreed with the staff's recommendation.

PUBLIC COMMENT

Helen Rogers, 637 Garcia was sworn and spoke in favor of the project.

There being no further comment, Chair Clow closed the public hearing.

COMMISSION ACTION

MOTION: Commissioner Lucero moved, seconded by Commissioner Smith to approve Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat subject to conditions of approval and technical corrections provided in the staff report.

VOTE: The motion passed by roll call vote with Commissioners Mirando, Lawrence, Smith, Faulkner and Lucero voting in favor and none voting against.

- b. **Case #2023-6655. 2200 Old Pecos Trail Final Subdivision Plat.** Montoya Land Use Consulting, Inc., Agent for Pierre Amestoy, Applicant, requests Final Plat approval for a 25-lot residential subdivision with innovative street design. The property is zoned R-3 (Residential – three (3) dwelling units per acre) and within the following Overlay Districts: South Central Highway Corridor and Suburban Archaeological Review District. (Dan Esquibel, Case Manager)

STAFF REPORT

On July 21 and August 18, 2022, the Planning Commission heard the rezoning case for Rezoning from R-1 (Residential – one dwelling unit per acre) to R-3 (Residential – 3 dwelling units per acre) and Preliminary Plat for a 25-lot residential subdivision. The decision of the Planning Commission was to recommend that the Governing Body approve the Rezoning, and the Planning Commission approved the Preliminary Plat subject to conditions. On January 11, 2023, The Governing Body approved the Rezoning from R-1 to R-3 (Reference Attachments “B”, “C” and “D” for Planning Commission Minutes, Findings of Fact and Conclusions of Law and Zoning Ordinance).

Montoya Land Use Consulting, Inc. (Agent), representing Pierre Amestoy (Applicant), is requesting Final Subdivision Plat approval for a 25- lot residential subdivision on +/- 9.59-acres (Project).

The subject property is a legal lot of record approved by the City and Recorded in the Office of the Santa Fe County Clerk on June 23, 2022.

The Applicant completed the requirements of Santa Fe City Code (“SFCC”) Subsections 14-3.1(E) *“Pre-Application Conferences”* and 14-3.1(F) *“Early Neighborhood Notification Procedures”* as part of the preliminary plat procedures and complied with Subsection 14-3.1(H) *“Notice Requirements”* for the final plat.

Staff’s analysis finds that the Applicant has satisfied SFCC Subsection 14-3.7(C) *“Approval Criteria”* for Subdivisions, as described in Table 1. Per SFCC Subsection 14-3.7(B)(4) *“Final Plat”*, the final plat shall *“conform substantially to the preliminary plat as approved”* (reference Attachment E *“Ordinance References”*). Staff also finds that the final plat does conform substantially to the preliminary plat and has complied with relevant conditions of approval and technical corrections.

STAFF RECOMMENDATION

Staff recommended that the Planning Commission approve Case 2023-6655 “2200 Old Pecos Trail Final Subdivision Plat,” subject to the conditions of approval outlined in this report.

APPLICANT PRESENTATION

Karl Sommer, PO Box 2476, was sworn in and introduced Oralynn Guerrerortiz and Mike Gomez. They accepted the conditions of approval and had no objections to

clarifying notes being placed on the plat. He suggested an additional notification on the open space 50% requirement rule for each lot.

PUBLIC HEARING

Public comments were limited to two minutes per speaker. The following individuals were sworn in and provided comments related to this case:

Bruce Throne, 154 West Zia Road, Santa Fe, NM. He had a list of about 24 people who ceded their time to him: Elena Sparrow, Lilly O'Leary, Christopher Rollen, Steve Clark, Annie Campbell, Ninah Daugherty, Donna Ray Pace, Kathy Thomas, Jerry Wise, Gale Walker (not present), Peter Ives, Paula Woolworth, Lucia Dikeman, Jenz Dikeman, Elizabeth West and on Zoom: Jeff Atwell, Mark Baker, Bob Joseph, Sally Covington, Tom Hall, Pat McDaniel, Charlie O'Leary, Jane Cotton, Steve Farber, Helen Tomlin (not present), John Pound.

Dianne McGinnis, 110 Calle Paisano, Santa Fe, NM.

Kenneth Jacks, 716 E. Zia, Santa Fe, NM. He shared a plan proposed by Celia Craig Kimball to have traffic exit onto West Zia rather than Old Pecos Trail (attached as Exhibit "1").

Ann Peterson, 16 Calle Inez, Santa Fe, NM.

Pat Lillis, 2119 Conejo Dr. was sworn. She referred to some handouts, attached as Exhibit "2" and "3" related to the PrimeGov portal.

Attorney Hermann-Mnuk noted that unless the Chair deemed it acceptable, handouts were generally not excepted from the public.

Chair Clow said she would allow the handouts to be part of the record.

Adam Johnson, 121 Arroyo Hondo Trail, Santa Fe, NM.

Dan Kittrell, no address given.

Sheila Brown, 760 Calle Vejo, Santa Fe, NM.

Charles O'Leary, 2307 Calle Halcon, Santa Fe, NM.

Steven Farber, PO Box 2473, Santa Fe, NM.

Blanca Amador Surgeon, 2313 Calle Halcon, Santa Fe, NM.

Chair Clow asked Attorney Hermann-Mnuk to comment on the lack of a stay being requested and whether appropriate to proceed.

Attorney Hermann-Mnuk said the applicant can request a stay and a bond can be ordered, but no stay has been requested or put in place. Nothing prohibits the development from moving forward.

Chair Clow closed the public comment portion of hearing.

COMMISSION ACTION

MOTION: Commissioner Mirando moved, seconded by Commissioner Lucero, to approve Case #2023-6655 request for Final Subdivision Plat for a 25-lot residential subdivision on approximately +/-9.59-acres subject to all conditions of approval.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Faulkner, Lucero and Mirando voting in favor and none voting against

Chair Clow called for a five-minute break at 9:04 p.m.

Chair Clow called the meeting back into session.

c. **Case #2023-6844. El Lucero Crossing General Plan Amendment from Very Low Density Residential Mountain/Corridor to Community Commercial.** Wilson & Company, Agent for Santa Fe's Office of Economic Development, Applicant, requests the Planning Commission recommend the Governing Body approve a Resolution to amend the designation on the Future Land Use Map from VLDR (~~Very Low Density Residential one (1) to three (3) dwelling units per acre~~) Mountain/Corridor (Residential-one (1) dwelling unit per 10 acres) to Community Commercial (Non-Residential) for a +/- 12 acres portion of +/-30.55 acres. The Property is located southwest of the intersection of South Meadows Road and NM-599 and within the River and Trails Archaeological Review District. (Dan Esquibel, Case Manager)

d. **Case #2023-6846. El Lucero Crossing General Plan Amendment from Low Density Residential to Community Commercial.** Wilson & Company, Agent for Santa Fe's Office of Economic Development, Applicant, requests the Planning Commission recommend the Governing Body approve a Resolution to amend the designation on the Future Land Use Map from LDR (Low Density Residential - Three (3) to seven (7) dwelling units per acres) to Community Commercial (Non-Residential) for a +/-15.5 acres portion of +/-30.55 acres. The Property is located southwest of the intersection of South Meadows Road and NM-599 and within the River and Trails Archaeological Review District. (Dan Esquibel, Case Manager)

- e. **Case #2023-6845. El Lucero Crossing General Plan Amendment from Medium Density Residential to Community Commercial.** Wilson & Company, Agent for Santa Fe's Office of Economic Development, Applicant, requests the Planning Commission recommend the Governing Body approve a Resolution to amend the designation on the Future Land Use Map from MDR (Medium Density Residential - seven (7) to twelve (12) dwelling units per acres) to Community Commercial (Non-Residential) for a +/- 3.05 acres portion of +/-30.55 acres. The Property is located southwest of the intersection of South Meadows Road and NM-599 and within the River and Trails Archaeological Review District. (Dan Esquibel, Case Manager)

- f. **Case #2023-6843. El Lucero Crossing Rezoning from R-3 to C-2.** Wilson & Company, Agent for Santa Fe's Office of Economic Development, Applicant, requests the Planning Commission recommend the Governing Body approve an Ordinance to change the designation on the Official Zoning Map from R-3 (Residential - Three (3) dwelling units per acre) to C-2 (General Commercial) for +/-30.55 acres. The Property is located southwest of the intersection of South Meadows Road and NM-599 and within the River and Trails Archaeological Review District. (Dan Esquibel, Case Manager)

STAFF REPORT

Wilson & Company (Agent), representing Santa Fe's Office of Economic Development, (Applicant), is requesting three (3) general plan amendments and one (1) rezoning. The property is a single +/-30.55-acre tract with three (3) Future Land Use Designations and currently zoned R-3 (refer to Figure 1). The requests are summarized as:

1. GP Amendment Mountain/Corridor to Community Commercial (+/-12 acres),
2. GP Amendment Low Density Residential to Community Commercial (+/-15.5 acres),
3. GP Amendment Medium Density Residential to Community Commercial (+/-3.05 acres), and
4. Rezoning from R-3 (Residential: three dwelling units per acre) to C-2 (General Commercial) (+/-30.55-acre).

The New Mexico State Land Office currently owns the property. The City of Santa Fe has secured a lease of the property for development. While the city does not have jurisdiction to zone Federal, State or County lands, the lease requires the city to develop the site through all applicable City Code requirements, triggering the General Plan Amendment and Rezoning requests.

The Applicant has complied with Subsections 14-3.1(E) "*Pre-Application Conferences*," 14-3.1(F) "*Early Neighborhood Notification Procedures*," and 14-3.1(H) "*Notice Requirements*."

Staff's analysis finds that the Applicant has satisfied Subsection 14-3.2(E) "Approval Criteria" for amendments to the General Plan for all three (3) requests, and Subsection 14-3.5(C) "Approval Criteria" for the rezoning request.

STAFF RECOMMENDATION

The Planning Commission should recommend that the Governing Body:

1. APPROVE Case #2023-6844. El Lucero Crossing General Plan Amendment from Mountain/Corridor to Community Commercial,
2. APPROVE Case #2023-6846. El Lucero Crossing General Plan Amendment from Low Density Residential to Community Commercial,
3. APPROVE Case #2023-6845. El Lucero Crossing General Plan Amendment from Medium Density Residential to Community Commercial, and
4. APPROVE Case #2023-6843. El Lucero Crossing Rezoning from R-3 to C-2.

APPLICANT PRESENTATION

Noah Berke, 2342 Santa Barbara Dr. was sworn. He presented the case on behalf of the applicant.

PUBLIC HEARING

There were no public comments, therefore, Chair Clow closed the public hearing.

COMMISSION ACTION

MOTION: Commissioner Lucero moved, seconded by Commissioner Smith to recommend that the Governing Body approve #2023-6844, El Lucero Crossing General Plan Amendment from Mountain/Corridor to Community Commercial,

VOTE: The motion passed by roll call vote with Commissioners Smith, Faulkner, Lucero, Mirando and Lawrence voting in favor and none voting against.

MOTION: Commissioner Lucero moved, seconded by Commissioner Smith to recommend that the Governing Body approve Case #2023-6846, El Lucero Crossing General Plan Amendment from Low Density Residential to Community Commercial.

VOTE: The motion passed by roll call vote with Commissioners Faulkner, Lucero, Mirando, Lawrence and Smith voting in favor and none voting against.

MOTION: Commissioner Lucero moved, seconded by Commissioner Smith to recommend that the Governing Body approve Case #2023-6845, El Lucero Crossing General Plan Amendment from Medium Density Residential to Community Commercial.

VOTE: The motion passed by roll call vote with Commissioners Lucero, Mirando Lawrence, Smith, and Faulkner voting in favor and none voting against.

MOTION: Commissioner Lucero moved, seconded by Commissioner Smith to recommend that the Governing Body approve Case 2023-6843, El Lucero Crossing Rezoning from R-3 to C-2.

VOTE: The motion passed by roll call vote with Commissioners Mirando, Lawrence, Smith, Faulkner, and Lucero voting in favor and none voting against.

8. STAFF COMMUNICATIONS

Ms. Moore said staff is considering a Planning Committee meeting Thursday, September 21, 2023, at the Southside Library. The meeting will include a public hearing on the Code update.

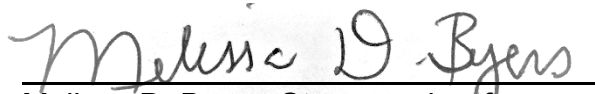
9. MATTERS FROM THE COMMISSION

Commissioner Faulkner reported the Policy subcommittee is making progress setting up the mediation process and staff is reviewing that. The hope is to finalize the documents and present something for Commission approval in the near future.

10. ADJOURNMENT

There being no further business, Chair Clow Adjourned at 9:56 pm.

Submitted by:


Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

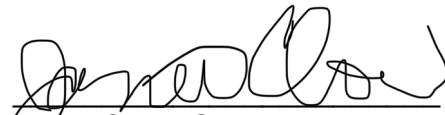

Janet Clow, Chair

Exhibit 1
7/6/2023 -- Planning Commission

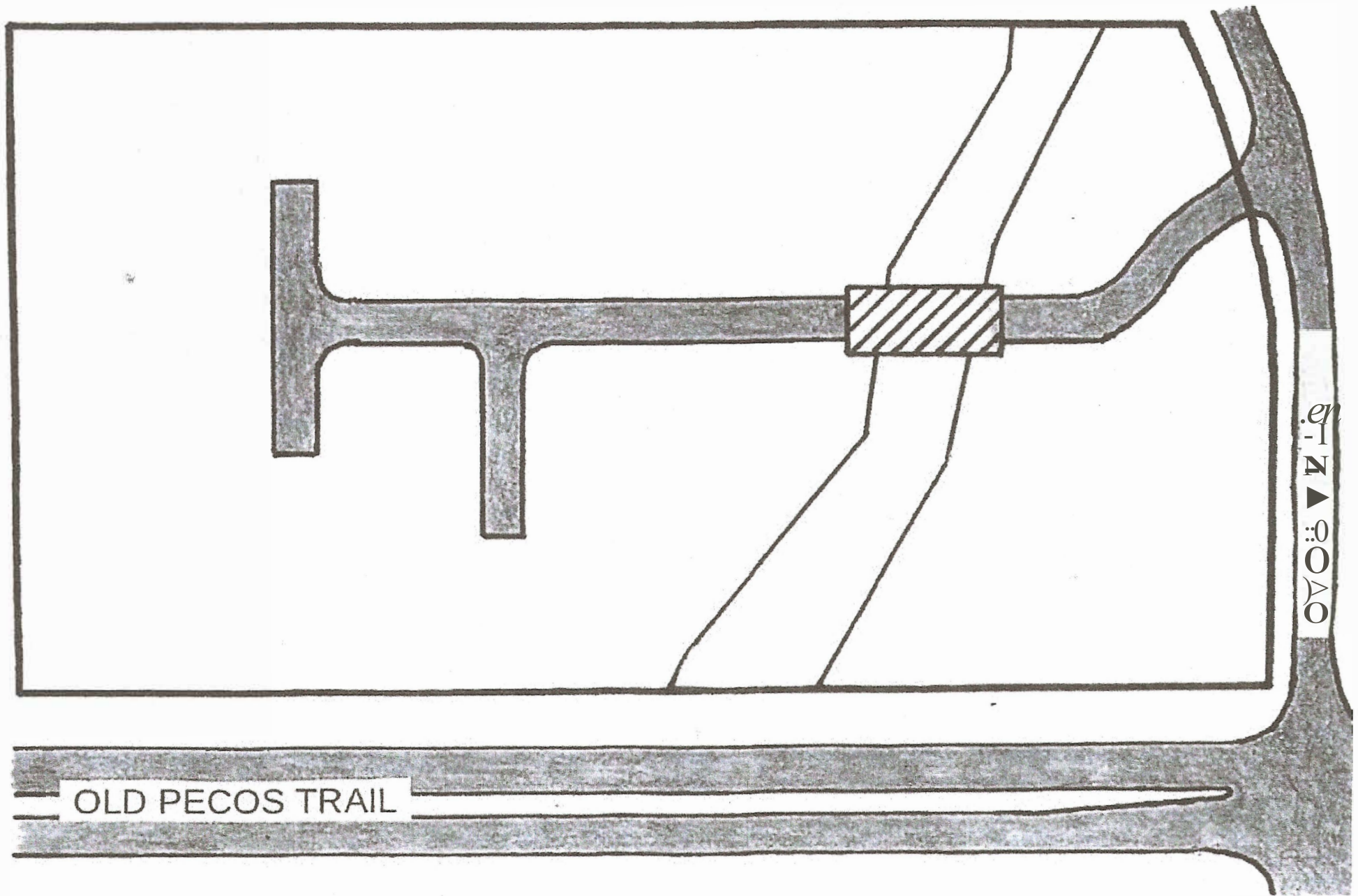
The developer's plan has several aspects that can be seen as drawbacks. The design includes access to the property at 2 locations, one on West Zia Road and the other on Old Pecos Trail, when a single access would be preferable. In the developer's plan vehicles exiting directly onto Old Pecos Trail cannot travel north towards downtown, but instead must first drive southward. Drivers must navigate across a four lane arterial road of rapidly moving traffic, endangering themselves as well as others. Vehicles must make a dangerous U-Turn at one of two locations where there is no traffic signal to assist. The southern location at Calle Espejo is currently marked "No U-Turn". The developer's plan would also necessitate a deceleration lane to slow traffic entering the property from the north, effectively widening Old Pecos Trail from 2 to 3 southbound lanes..

Let's examine the alternative plan that would resolve these traffic problems with the developer's plan. Vehicles would not need to exit directly onto Old Pecos Trail. The alternative suggests building a bridge over the shallow arroyo that cuts across the property. All traffic would be routed to West Zia Road where a safe turn onto Old Pecos Trail is possible because of the existing traffic signal. In this alternative, the Old Pecos Trail would remain unchanged. No deceleration lane would widen the road or interrupt the bike lane. No dangerous U-Turns would be necessary.

This design would be more advantageous for the residents of the development as well as the community at large and for all vehicles traveling on Old Pecos Trail. At the 8/18/22 Planning Commission hearing the developer's consultant said, regarding the arroyo, "we were gonna bridge it, with a culvert ... the numbers actually weren't showing a need for a really big culvert" This indicates that a bridge, while it would need to be well designed, could be inexpensively built.

The final plan that is approved must consider the benefits to all of the Santa Fe community and needs to reflect our values. Let's put safety first for our residents and all travelers, preserving the Old Pecos Trail as an iconic, historic, and scenic corridor.

Celia Craig Kimball
36 Media Luna
Santa Fe, New Mexico 87508
(505) 660-0962



A Suggested Alternative Plan

1

FINDING THIS IS NOT EASY

THIS BUBBLE IS NOT VISIBLE UNLESS YOU KNOW TO SCROLL

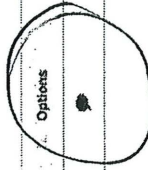
GAP

Current And Upcoming Meetings

Planning Commission



Meeting Title	Date/Time	Documents
Planning Commission	Jul 06, 2023 06:00 PM	HTML Agenda Agenda HTML Packet



Showing 1 of 1 Entries (Filtered from 30 total entries)

Exhibit 2 7/6/2023 Planning Commission

1

Add a new comment for: Planning Commission ...Jul 06, 2023

Step 1: Please add a comment for Items or sections

(UNCLEAR) SELECT TO COMMENT

Name	Add Comment
<p>6. OLD BUSINESS</p> <p>a. Case #2023-6486. 3000 Constellation Drive Development Plan. NM Land Solutions LLC Agent for Luxelocker Santa Fe, Owner, request approval of a development plan to establish development standards for a 71,588 square foot storage facility with 83 storage units located at 3900 Constellation Drive on three lots totaling approximately 3.931 acres. The property is zoned I-1 (light industrial) and is within the Airport Road Overlay District the Southwest Area Masterplan and the Santa Fe Airport Industrial Business Park Masterplan, (Daniel Ivarado, Case Manager; djalvarado@santafenm.gov, 955-6670) (POSTPONED FROM MAY 4, 2023 AND JUNE 1st 2023) (TO BE POSTPONED TO AUGUST 3, 2023.)</p>	0
<p>7. NEW BUSINESS</p> <p>a. Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat Liaison Planning, agent for Mitchell Hill requests final Subdivision Plat approval for three single family residential lots on 1.48± acres. The property is located at 623 Garcia street and is zoned Jt-3 (Residential, three dwelling units per acre). A Preliminary Subdivision for the subject property was approved on April 6, 2023 as part of Case #2022-6201. The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District (Daniel Aivarado Case Manager, djalvarado@santafenm.gov 955-6670)</p>	0
<p>b. Case #2023-6555. 2200 bid Pecos Trail Final Subdivision Plat for Montoya Land, Qse' Consultants tnc. Agent for Pierre Amestegui Applicant, requests final Plat approval for a 2.5 lot residential subdivision with street design. The property is zoned R-3 (Residential - three (3) dwelling units per acre) and within the following Districts: South Central Highway Corridor and Suburban Architectural Review District. (Cari Esquivel Case Manager, daesquibel@santafenm.gov) (POSTPONED FROM JUNE 1st 2023)</p>	0
<p>c. Case #2023-6844. El Lucero Crossing General Plat Amendment from Very Low Density Residential Mountain/Corridor to Community Commercial. Wilson & Company Agent for Santa Fe's Office of Economic Development; Applicant requests the Planning Commission recommend that the Governing Body approve a Resolution to amend the designation on the Future Land Use Map from VLR (Very Low Density Residential, one (1) to three (3) dwelling units per acre) Mountain/Corridor (Residential, one (1) dwelling unit per 10 acres) to Community Commercial (Non-Residential) for a +/-, 12 acres portion of +/-, 90.55 acres. The Property is located southwest of the intersection of South Meadows Road and NM 599 and within the Rivet and Trails Archaeological Review District (Dan Esquivel, Case Manager, daesquibel@santafenm.gov)</p>	0
<p>d. Case #2023-6846. El Lucero Crossing General Plat Amendment from Very Low Density Residential to Community Commercial Wilson & Company Agent for Santa Fe's Office of Economic Development/Applicant requests the Planning Commission recommend that</p>	0

Add a new comment for: Planning Commission "Jul 06, 2023

step, 1: Please add a comment for items or sections

Name	Add Comment
<p>6 OLD BUSINESS</p> <p>a. Case #2023,6486. 3900 Constellation Orve Development Plan, NM land Solutions LLC, Agent fur Luxefocker Santa Fe, o Yher, request approvat of a deverop,ment p:Jan to estabhsh devetop-ment standards for a 71 i588 square foot storage fadl ity with 83 sto-ragEM.mits toated at 3900 Constellation Drive on three lots totaling apparoximate 3.931 acres. The property ts zoned 11 (U.ght industrlaf) and is withn tte Airport Road Overlay Olstrlcta the Southwest Area Masterplan and the Santa Fe Aitport tndustr al Business Park Masterplan. (Daniea Alvar.ad(l, Case Manager., djalv.arado@santafenm.gov 955•6670} (P'OSTP-ONED FROM MAY 4, 2023 0 JUNE 1A2023)(TO BE POSTPONED TO AU-GUST3.20-2'3)</p>	<p>0</p>
<p>7. NEW BUSStN</p> <p>a. Case #2023.6842. Windmr1 Hm at Las Ptadtas, Compound Rnaj Subdivision Plat. tiat-son Ptannng., agent for Mlctiae! Blum. rt?quests Final Subdivision Plat approva for three single-famtty residential lots on 1.48!! acres-. The p.ropertji is located at 623½ Garcia Street. and is zoned R"3 (Residentfal; thre-e dwe!Ung untts per acre). A Preliminary SubdMsion for the subject propert;• was approv on April 6, 2023 as part of Case #2022 6201. The property is wt.thin the Downtown & Eastsid-e Historic District and River & Trails Archeological Review District. (Oaniei Alvarado, Case Manager., dlatva,ado@santafe-nm.gov , 95S;,6670}</p>	<p>0</p>
<p>b. Case; #2023i6655 2200 Old Petos TrtiFl_{ruj} Subdivision, P14t M6mpya Lan_d:US -- : : - Consu ting, tnc., Agent for Phme Am stoy Applkant, requests Final Plat approval tor a 25.,lot re'Sidentiaf subdwislon WM In;hovative :street design. Th:e property is ZO!!led FMI(Resdtential - three (3) dwe!Ung units-per acre) and within_the fulk>wiriOverlay Districts: South Centrat Highway Corrklor and Suhtirban Archa-E'.ologjcarRe-ew: DistJict(Dan Esqulbet Ca_se Manager; daesqulbel@saritarenm.gov) (POS'PC-NED PROM }tINE 1 2023)</p>	<p>0</p> <p><i>tJ-l-lcNGic5 AFTEJL. fi LecrJ()tJ</i></p>
<p>c. Case ##206844,. El Lutero Crossing General Plan Amendment from V ty t&av Density Resdntial Mountain/Corrmor to Community Commercial. Wlison & Company; Ag.ent for Santa Fe's Offw:e of Economic Devefo-ment. Appikant, requests the Pianning Commsf-slon recommend the Governing 80<fy approve a Resolution to amend the designation on the Future Land Use Map from Vt.DR (!lery- Low Oenstty Resdntial one {1} to three (1) dweimg units per acre) Mountafin/Corrdor (Resdntlaf.one {1} dwetUng unit: per 10 acres) to Community Commettial (Noo-Reside-ntiar) f r a/,,. 12 acres portEon of +k:30.55 acres. The Property Is located southwest of the Intersection of South Meadows Road and NM 59-9 and within the River arid Tr 1-s Archeological Review Distrkt. (Dan Esquibel, Case Manager, daesqoibel@isa:ntafenm.gov)</p>	<p>0</p>
<p>d. Case #202\$,6846. El Lucero trossirig.Genera Plan Amendment from LOIN Oensky -</p>	<p>0</p>

Add a new comment for: Planning Commission Jul 06, 2023

6

Step. 1: Please add a comment for items or sections

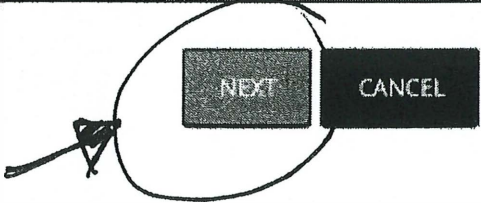
Name	Add Comment
<p>6. OLD BUSINESS...</p> <p>ai Case #2023-6486. 3900 Constellation Or Ve Deveopment Plan. NM Land Solutions LLC, Agent for Luxi,(o-cker Santa fe; Owner; request ap,provat Of a deveiopment plan to establish deveopment standards for a 71.588 square foot storage fadlitywth 83 :stoa ge-units l01.ated at 3900 Constellation Drive on three lots totaling. approximately 3.931 acres. The property Is zoned 1-1 (Light Industrial) and rs within t b. Airport Road Overlay tlistrlct, the Soudrwest Area Masterplan and the- Santa Fe Air.port industrial Business Park Masterpian. (Daniel Aivaradoi Case Manager. djalvarado@santafenm,,go1; 9554i670}, (POSTPONED FROM MN(4, 2023 t\ND JUNE 1, 2023) (TO BE POSTPONED TO AUGUST 3, 2023)</p>	<p>0</p>
<p>7. NEW BUSINESS</p>	
<p>a. Case #2023--6842. W1ndmU1 Hm at Las Pfadtas. Compound Anal Subdivision Plat. liaison Panning.. agent for Michael Blum, requests Anal Subdlvsfon Platapproval for three single,. fam ly residential tots on 1.48± acre-s, The propert.11 fs located at 623, Garcia Street. and is zoned R-3 (Residemlal, three dwemng units per acre). A Preliminary SubdMsion for the sub_ject property was approved on Aprlf 6, 2023 as pan: of Cas #2022.6201. The property is wthIn the Oow-ntown & Eastslde- Historic District and River & Trait Arcne-ologlcat Review District, (Daniel Alvarado,. Case Manageri djalvarado@santafen.m.gov, 955,-6670)</p>	<p>0</p>
<p>b.:ease #202:3 66SS,,2200:01dIP.etosTtan:i=inal Subdlv ioA: ri Mont6ya Land Use Consulting. tnt /Age-riuorpwrc i\mestoy :Appl n.t, req sts Final Plat a proval for a 25 lot . resldendaJ subdMsion W\tn InnovattW street design Theprop tt.yllij•ztmed R--3 (Residentialf ... three (3) dwemng units per acre), and w\thln th fo.itow\ng Overla't Dis,frld-st South Central Highway Corridor and Suo:urfuinArchaeoioglcafR ieW Di€ rict; (Dan Esquibel. Case Manager daesqult,el@santafe m g P) _POSTPONED FROM JUNE 1, 2023}</p>	<p>+</p>
<p>c. Case #2023-6844. El Lutero Crossing Generaf Plan Amendment from Very low Density Res dential Mount-ain/Corrr-dorto Community Commercial. Wilson & Company Agent for Santa Fe's OtfllCe o,(Economic D-eveopment Applicant. requests the P1anning Commission recommend the Governing Bod)r app-rove a Resolution to amend the designation on the Future Land Use Map from VLOR Wery Low Density Residential •one (1) to three (3) dwemng units per acre) Mounta nlCorriclor (Resldentlahone (1) dwemng unit: pet 10 a-eres) to Chmmunity Commer: l (Non-Residential) for a +/-, 12 acres portion of +/-30.55 a cr s. The Property Is focated southwest of the intersection of South Meadows Road and NM,599 and within the River and TraUs Archaeological ,Review District. (Dan Esquibet Case. Manager, daesqulbel@santafenm.gov}</p>	<p>0</p>
<p>d. Case #2023-6846. El Lucero Crossing General Plan Amendment from Low Density</p>	<p>+</p>

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(B)

<p>Consulting, Agent for Pierre Amesto; Applk nt requests in, al P1at'appro1/at for a 25, Jot rns:ldentiat subd&\ sion with Innovative street design. The prope_rty is ion-ed R'3 (Residit'Intial " three (3) dwelling u-nlts per acre) and with n he fortowirig Overlay Oistrlcts; Sooth C-entra Highway Cont.do(and SuburbanArchace-origicat Rewew:t>1s:trict(ban Esquibet Case- Manager, daesquibel@sar, tafenm.gov)(P'OSTf>ONEO FROM.JUNE. t.,,2023)</p>	
<p>c. Case #2023,,6844, El Lucero Crossing Genera , Plan Amendment from Very LO'v Density Residentlal Mount:aln/Corr[idor to Community Commercial. Wilson & Company,, Agent for Santa Fe's Office of Economic Of\velo,pment Appl ant, requests the Planning Commission recommend the Governing Body approve a Resolution to amend the designation on the Future Land Use Map from VLDR (Veri/ Low Density Residential- one (1) to three (3) dwelling units per acre) MoontainCorridor (Residentlaf.-one {1} dweUIng unit per 10, acres) to Community Commercial (Non.-Resld.entiat) for a+/- 12 aaes portion of +1<30.55 a-cres, The Property Is lotated southwest of the tntersector'!! ot South Meadow Road and NM-599 and within the River and Trai Archaaolo.gical Rt-view District. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)</p>	0
<p>d, Case #2023:,6846.: El tucero- Cr6sslrtg Gen ra PIM Af.nentiment frq'm).aw Cf rI Ry ResJdentlal to Community Com.m rdaf."Wilsgn & C'ompar,y/AgentforSanta Fetsdtrice Of Economic Dewtopment. Aprncntraquests.the :P1anning.Commls'Sion.recommendthe Governing Body approw a Resolutjon to iimend tn,e designat on :on the Future Land Use: Map from LDR (Low Density Res enUal ,,;Th f(()to seven (7) dwe,ijng units per acrs) to . . . Community Commercial (Nott Resid:entiat) for a ,,,,;15,,s afre-s :portion of :+/- 30.55 acres, The Property Is fritated southiwest of the itt: ets-ectlqo of South Meadows RbadaM NM 599 and w hin the Rhir .and TtaUs Ard1afIblogica:1 tfy\lewo,istr.ict, (Dttn Esquibel, Case Manager, daestjuibel@saniafenm4Jov): ;, . . .</p>	0
<p>e. Case #2023.6845. fl Lucero Cross.Ing General Pian AAUHTdment-rmm Me-dfum Density Resident1af to Commun1ty- Commercial. Wlfson & Company,, Agent for Santa Fe's Office of Economic Deve4opment; Aprncant, requests the P1annIng Commission recommend the Governing Body approve a Resolution to amend the designation on the Future Land Use Map from MOR (Med lum Density Residential •seven (7) to twelve (12) dwdi ng units per acres) to CommunitJ Commercial (Non Residentiat) for a •• 3.05 acr-es portion of +M30.55 acres. The Property Is tocatod soL-'thWest of the Intersection Of South Meadows Road and NM• 599 and within the River and TraI(s; Archaeological Review District, (Dan Esquelbe-t. Case Manager, daesquibel@samafenm.gov),</p>	0
<p>f, Cas #2Q23 6843 El.Lucro Ctossi g,Rezo Ing frm. :R•{!to:6:fwtl,on & Company Agent for Santa Fe's Office fconotnk:'Devefopment Appltca:nt •requests the Planning Commlssaon recommend the GovernIng8od YapproveA11Or.dina.nce ti, ,tian.getrye• esignatlon on the Offitiat Zohing Mapfrom R l (Residential Thre (3) d\ell.lng units per acre,) to 6 2 (General Commerdalffor il. 30,55 acres. Th : Property is iCrcate .sout,hwe.sft, the ir:tt rsection of South Meadows Rd .and NM s n,dwrd, l ntnerlver!ndJrail rcha.eologicalRe\ii,w:..ii. District, (Dan Esquibeit, Case Manager; da squU:tei@santafetrn.govr</p>	0



Add a new comment for: Planning Commission - Jul 06, 2023

? ↓
Step 2: Please enter your details NAME ←

First name: *

Test

Last Name: *

Test

THIS SHOULD
APPEAR THE
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Exhibit 3 -- 7/6/2023 -- Planning Commission

This 3-page instruction document was sent to Bruce Throne when he asked how to submit comments to the City of Santa Fe Primegov Portal. These instructions are INCOMPLETE. In order for the Portal to accept comments, 2 or 3 more buttons must be clicked to complete this the process. The Portal navigation is flawed.


Thank you for your email. Current Planning is no longer accepting public comment via email. Please submit your comments via the City's Online Public Meeting Portal: [Primegov](#). All public hearing agendas are posted 15 days prior to the meeting date. Online public comment via [Primegov](#) opens when the agenda is posted and closes on Monday at 5PM prior to the meeting.






Generally, the Planning Commission meets on the first Thursday of the month and the Board of Adjustment meets the first Tuesday of the month (sometimes less frequently as determined by case volume).

Below is a step by step set of instructions for submitting your comments via [Primegov](#). If you have any questions, please contact planning@santafenm.gov for more information.

1. Navigate to [Primegov](#) at: <https://santafe.primegov.com/public/portal#>
2. Find the meeting title and date for the case you would like to comment. The list looks like this:

current And Upcoming Meetings


[View All Boards And Comm'ssions](#) 

Meeting Title	Date	Documents	Options
Early Neighborhood Notification	Feb 28, 2023 05:30 PM	(; HTML Agenda  Agenda	
Archaeological Review Committee	Mar 02, 2023 04:30 PM	(; HTML Agenda  Agenda	
Historic Districts Review Board	Mar 14, 2023 05:30 PM	(; HTML Agenda  Agenda	

3. Once you have found the correct meeting and date click on the blue "speech bubble" icon in the far-right column.
4. A new window will open which looks like this:

Add a new comment for: Archaeological Review Committee - Mar 02, 2023

Step 1: Please add a comment for items or sections

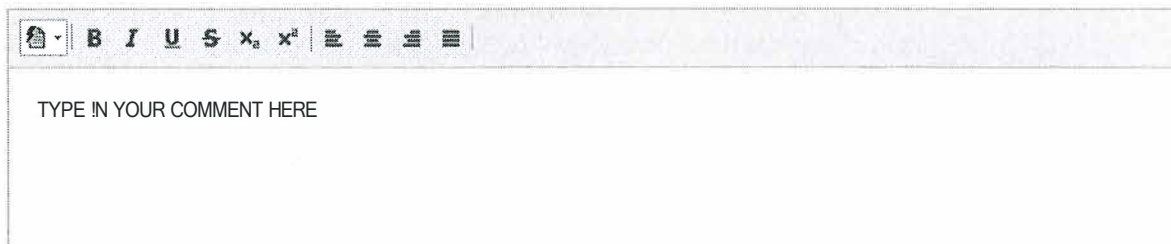
Name	Add comment
E/OLO BUSINESS	
1. 2022-006137-ARC. Ron Winters, agent for Dale Zinn, request approval of an archaeological survey and inventory report for the development of 1.783 acres at 831 El Caminita, Historic Downtown Archaeological Review District. (Heather Lamboy, hllamboy@santafenm.gov)	

See page 3. The SUBMIT button on page 3 indicates the end of the process. IT IS NOT! A comment WILL NOT BE SUBMITTED UNLESS YOU CONTINUE AND CLICK ON 2 or 3 buttons (unclear if the "OK" button is necessary) and unless you end with a "SUCCESS" box and "Comments Submitted" message.

5. Locate the correct item you wish to comment on, as there will likely be a number of items on the agenda. Once you have located the correct item, click on the '+' icon under the "Add Comment" section on the far-right column. A new window will open which looks like this:

Add a new comment for-1. 2022-006137-ARC. Ron Winters, agent for Dale Zinn, request approval of an archaeological survey and inventory report for the development of 1.783 acres at 831 El Caminito, Historic Downtown Archaeological Review District. (Heather Lamboy, hllamboy@santafenm.gov)

No Vote @ For 0 Against 0



A screenshot of a comment box. At the top, it shows a toolbar with icons for bold (B), italic (I), underline (U), strikethrough (ABC), link (x), and unlink (x), along with icons for bulleted list, numbered list, and indent. Below the toolbar is a text input area with the placeholder text "TYPE IN YOUR COMMENT HERE".

6. You can indicate if you are "For" or "Against" the proposal and type in your comments in the text box area as shown. You can check spelling and there are some text formatting tools as well.
7. If you would like to attach additional items, such as other documents, photos or drawings, you can use the "Attach File" tool located below the text box area, which looks like this:



A screenshot of a comment box. The text "body" is visible on the left side. On the right side, a status bar shows "Paragraphs: 1, Words: 5, Characters: 21".

Attach File@ 0

SUBMIT CANCEL

8. If you click or hover of the 'i' information icon -you will find the accepted parameters for file size, file number and file type which includes:

"Attach a file to submit further information with your comment. Up to five (5) attachments, each a maximum file size of 5MB, can be added to each individual comment. Supported file types are: 'doc', 'docx', 'xlsx', 'xls', 'jpg', 'jpeg', 'png', 'gif', 'svg', 'pptx', 'ppt', 'txt', 'pdf', and 'rtf'. No more than 25 attachments across all comments can be submitted in a single submission."

9. Click on the 'Attach File' button and located the file(s) you would like to attach on your computer files. Once you have attached the file(s) it will appear as show here:

Attach File 



2023 PC Schedule.pelf 



SUBMIT

CANCEL

10. When your comments and attachments are complete, please click on the 'Submit' button and your comments and attachments will be uploaded. The window will close, and you will see something like this where the '+' icon is replaced with an orange 'speech bubble' as shown below:

Name	Add Comment
E.OLDBUSINESS  1. 2022-006137-ARC. Ron Winters, agent for Dale Zinn, request approval of an archaeological survey and inventory report for the development of 1.783 acres at 831 El Caminito, Historic Downtown Archaeological Review District. (Heather Lamboy, hllamboy@santafenm.gov)	

11. If you have additional comments, please repeat the steps above. Any questions should be directed to planning@santafenm.gov with the Subject Line 'Public Comment Questions'.

This 30page instruction document was emailed from the Land Use Department to Bruce Throne on June 13, 2023 in response to his request for the steps needed to submit comments onto the City of Santa Fe Primegov Portal.

These instructions are INCOMPLETE and NOT CORRECT.

In order for the Portal to accept comments, 2 or 3 (not sure if the OK button is needed at end) more buttons must be clicked to complete this the process. The Portal will not accept comments or files unless all steps are completed.

There are several places in the Portal navigation that need correcting and clarification, but for this purpose the problem that prevents submission is the "SUBMIT" button (above) in two ways. 1) Clicking on the 'SUBMIT' button does not complete the process; and 2) The button should say "NEXT" - NOT 'SUBMIT'. (Submit implies completion.)

The result is that comments or files from the public will not be accepted and will not be in the record. I have made screenshots of the process. The SUBMIT button above indicates the end of the process. IT IS NOT! For comments to be accepted, the submission will only be accepted if your get to the last window with a message that says 'SUCCESS' and 'Comments Submitted' message.