

**MINUTES OF THE  
SANTA FE COUNTY  
PLANNING COMMISSION**

**Santa Fe, New Mexico**

**January 20, 2022**

**1. A.** This meeting of the Santa Fe County Planning Commission called to order by Chair Charlie Gonzales on the above-cited date at approximately 4:00 p.m.

The meeting was conducted on a virtual platform via Webex.

**B.** Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

**Members Present:**

Charlie Gonzales, Chair  
Frank Katz, Vice Chair  
J. J. Gonzales  
Steve Krenz  
Leroy Lopez  
Rhea Serna

**Member(s) Excused:**

Marion Cox

**Staff Present:**

Vicki Lucero, Building & Development Services Manager  
Roger Prucino, Assistant County Attorney  
Destiny Romero, Clerk's Office  
Daniel Fresquez, IT  
Paul Kavanaugh, Building & Development Supervisor  
John Lovato, Case Manager

**C. Introduction of New Planning Commission Member**

The new Commissioner was unable to attend and Ms. Lucero requested moving this item to the next agenda.

SFC CLERK RECORDED 03/08/2022

#### **D. Election of Chair and Vice Chair**

Chair: Member Katz nominated Charlie Gonzales to serve as Commission Chair. Member J.J. Gonzales seconded. There were no other nominations. By unanimous roll call vote, Charlie Gonzales was elected Chair.

Vice Chair: Chair Gonzales nominated Frank Katz to serve as Commission Vice Chair. Member Lopez seconded.

There were no other nominations and Member J.J. Gonzales moved to close nominations. Member Serna seconded and the motion passed without opposition.

By unanimous roll call vote, Frank Katz was elected Vice Chair.

#### **2. Approval of Agenda**

Ms. Lucero said that there were no changes to the published agenda. She noted for anyone in the audience that item 21-5071, Sierra Vista Subdivision Variance Request, was tabled.

The agenda accepted by consensus.

#### **3. Approval of Minutes: December 16, 2021**

Member J.J. Gonzales moved approval and Member Lopez seconded. The motion carried by unanimous roll call vote

#### **4. New Business**

A. Case # 21-5071. Sierra Vista Subdivision Variance – **TABLED**

**B. Case #21-5050 High Desert Self Storage, LLC, Applicant, James & Jennifer Gurule, Owners, request approval of a Conditional Use Permit (CUP) to allow a Self-Storage Facility on 2.63 acres. The facility will include eight storage structures with approximately 160 individual storage units. The property is located within the El Valle de Arroyo Seco Highway Corridor District Overlay (ASHCD) and is zoned Commercial Neighborhood (ASHCD CN). Table 9-9-8, ASHCD Use Table, illustrates that storage units are a Conditional Use within the ASHCD CN zoning district. The site is located at 18572 US 84-285. SDA-2 (Commission District 1)**

MS. LUCERO: I will be presenting the case for John today.

CHAIR GONZALES: Okay, please proceed when you're ready.

MS. LUCERO: High Desert Self Storage, LLC, Applicant, James and Jennifer Gurule, Owners, request approval of a CUP to allow a Self-Storage Facility on 2.63 acres. The facility will include eight storage structures with approximately 160 individual storage units totaling 22,500 square feet. The property is located within the El Valle de Arroyo Seco Highway Corridor District Overlay and is zoned Commercial Neighborhood. Table 9-9-8, of the SLDC

SFC CLERK RECORDED 03/08/2022

illustrates that storage units are a Conditional Use within the commercial neighborhood zoning district. The site is located at 18572 U.S. 84-285 in Commission District 1.

Currently, the 2.63-acre parcel is vacant, and the Applicants are requesting to construct eight storage structures with approximately 160 individual storage units, totaling 22,500 square feet. The Applicants proposal will include new access driveway, access gate, storage buildings, signage, boundary fence, water catchment system, water storage cistern, landscaping and lighting needed to support a self-storage facility. The facility will be unmanned and will only be for self-storage.

On December 9, 2021, the Santa Fe County Hearing Officer recommended approval of the Applicants request. The Hearing Officer found that the Application meet the criteria established in the SLDC for approval of the Conditional Use Permit and should be approved with the conditions recommended by County Staff. At the December 9, 2021, Hearing Officer meeting, there were no members from the public that spoke against or on behalf of the Applicant's request.

The County Building and Development Services reviewed the application for compliance with the requirements of the SLDC as follows: the El Valle de Arroyo Seco Highway Corridor District Overlay, access, fire protection, landscaping and buffering, setbacks, lot coverage, fences and walls, lighting, signage, road design standards, utilities, water, wastewater, and water conservation, terrain management, flood prevention and solid waste. The Applicant has addressed the Conditional Use criteria as stated in the staff report. Staff has determined that the Applicant's proposed use satisfies these criteria.

Recommendation: At the December 9, 2021, Hearing Officer meeting the Hearing Officer recommend approval. The Hearing Officer conclusion stated, "the Application meets the criteria established in the SLDC of approval of the Conditional Use Permit and should be approved with the conditions recommended by County Staff".

Staff has determined that the proposed storage facility complies with the SLDC, and recommends approval of the Conditional Use Permit to allow a self-storage subject to the following conditions, and Mr. Chair, may I enter those conditions into the record?

CHAIR GONZALES: Yes, you may.

Conditions:

1. Applicant at his own expense shall record the Conditional Use Permit showing the site layout and the conditions imposed in this approval process in the office of the County Clerk as required by the SLDC, Section 4.9.6.8.
2. The Application was reviewed based upon the Applicant's proposal. Any change or expansion will be required to go through the County approval process.
3. Applicant shall comply with the approved water budget of 0.25 acre-foot per year for the Facility.
4. Applicant shall obtain an inspection and approval of, and comply with any conditions imposed by the County Fire Department prior to use of the Facility.
5. Applicant shall obtain a water agreement from Cuatro Villas Mutual Domestic Water System prior to recordation of the Conditional Use Permit.

MS. LUCERO: Thank you. I stand for any questions.

CHAIR GONZALES: Thank you. Do the Commission members have any questions or comments for staff? Frank.

MEMBER KATZ: Yes, thank you. First, I'd like to compliment staff for the really wonderful thorough staff they did on the preparation of the packet on this case. I went through it and I was really impressed with all the work that you guys do.

The question I have is that I was a little confused as to the fencing and I know that there's chain link fencing and I wondered if that was along the two facades that face streets.

MS. LUCERO: Mr. Chair, Commissioner Katz, there is an existing latilla fence on the west property boundary that is six-feet in height. The Applicant is proposing a six foot earth tone color propanel fence along the eastern and southern boundaries of the site. So there is an existing fence but they're along the west and then they're proposing additional fencing along the east and southern boundaries.

MEMBER KATZ: I guess the confusion is that the southern boundary is pretty much directly southwest and that's the one that faces the main road. And then the eastern boundary is the one along the side road and the west boundary is the one between properties; is that correct? Am I understanding that correctly?

MS. LUCERO: Mr. Chair, Commissioner Katz, I believe that's correct but if that is not the case then perhaps the Applicant can address that question.

MEMBER KATZ: Thank you.

MS. LUCERO: Thank you.

CHAIR GONZALES: Okay. Any other questions of staff?

MEMBER J.J. GONZALES: Mr. Chair, I have some questions.

CHAIR GONZALES: Sure, J.J.

MEMBER J.J. GONZALES: I was going to inquire, Mr. Chair, Vicki Lucero, about the setbacks they have on this property. There seems to be 100 feet from structures and any development on the property is going to be 200 feet from the property line. I have a problem figuring out how much room they're going to have for their buildings that they plan to build, the eight buildings that they plan to build. In the 200 feet from property lines to try and keep open space is a lot it seems. So could you figure out how they're going to place all the buildings on the 2.63 acres?

MS. LUCERO: Mr. Chair, Commission member Gonzales, they are allowed up to 20 percent lot coverage on the parcel. Twenty percent lot coverage is 22,738 square feet so that's what they're allowed to actually build upon and taken into account the setbacks, they are within that lot coverage requirement so they meeting the setbacks and the area that they're allowed to encompass with the structures.

MEMBER J.J. GONZALES: I thought the setbacks were a lot for 2.63 acres. But, anyway, if that's the case and the way that they're going to be able to do that, that's fine. The other question I had was condition number two of the application of the recommendation of the conditions: "This Application was reviewed based upon the Applicant's proposal. Any change or expansion will be required to go through the County approval process," now it seems that the County does not – left it up to the Applicants to write their own conditions and I just thought that was very unusual.

MS. LUCERO: Mr. Chair, Committee member Gonzales, that condition is meant to state, if the Applicant, for example, they are not proposing to have an office facility in the buildings, if they were to change that and somehow incorporate an office into the structures they would have to come back to the County for approval of that and we'd have to take into account the water use, the liquid waste for that type of use. So that's what that condition was set there for

to make sure if they do anything other than what they're proposing now, that they would have to come back through the County process for approval.

MEMBER J.J. GONZALES: That leads me to another question. The density or the structure that they're going to build is 25,500 square feet of storage units and they're allowed like 27,040 square feet coverage. So they're below the allowed amount of the 20 percent for the development. Now, if they want to build anything else there, what can they do?

MS. LUCERO: They would still have to stay within that 27,000 square foot maximum as far as lot coverage goes. So there's not a whole lot more they would be able to build out there. But for example, the example I gave, was if they wanted to maybe convert a portion of one of the storage units to an office or a different type of use that would require them to come back and go through the County process.

MEMBER J.J. GONZALES: Okay, the other questions I had was it seems they're not going to have a caretaker on the premises. Who is going to be there to oversee the 160 rental units that they have? It's not going to be done automatic. Who is going to be there to let them in or what kind of facilities are they going to have for automatic entrance and egress? That's kind of confusing. It seems to me, something of this magnitude has to have somebody on duty there eight hours a day or however many hours a day that they're going to be in operation. Those facilities – people go in there, it seems like they have access 24 hours a day. I just wondered if they don't have a plan for a caretaker or office – that's a big thing. Having an office requires that they have a bathroom, a septic system and they don't have that. And I don't think they have enough of the square footage that they have dedicated for future development to accommodate those things and I just wonder those questions.

MS. LUCERO: Mr. Chair, committee member Gonzales, perhaps the Applicant can address their business operation plan and address your questions.

MEMBER J.J. GONZALES: Okay. I thought maybe the County would kind of ask some of those questions. It seems that the Applicant said, this is what we're going to have and nothing else. And it seems that they need an office, they need a caretaker, they need somebody there to oversee the units, vandalism and everything else. That's what I wonder and maybe the County should have inquired about that.

MS. LUCERO: Mr. Chair, Commission member Gonzales, there is nothing in the Sustainable Land Development Code that would require the Applicant to have an office or to have security. So that's not something that we can enforce or impose on the Applicant.

MEMBER J.J. GONZALES: Then I will ask those questions to the Applicant. Thank you very much, Vicki.

CHAIR GONZALES: Thank you, J.J. Any other questions of the staff from the Commission? I have a couple questions, myself.

MEMBER KRENZ: Mr. Chair, I have a question.

CHAIR GONZALES: Yes, Steve.

MEMBER KRENZ: I have a question about the lighting on this property. In fact, one of the neighbors said that they were concerned about the light pollution. The resolution states, light pollution will be managed with the proper light shielding and boundary screening in accordance with the SLDC. So as far as boundary screening goes, these light fixtures are going to be mounted at 8.5 feet off the ground and the fences are 6 feet, so how is the shielding of the boundary [audio problems] – concerning the light.

CHAIR GONZALES: Steve, I don't think we got your whole question here. You were breaking up a little bit.

MEMBER KRENZ: There's a lot of lights on this project.

MS. LUCERO: Yes, Mr. Chair, Commission member Krenz, could you repeat that, I'm not sure we got it.

MEMBER KRENZ: Let me say it again. [Continued audio problems] Let me repeat my question. This is about the lighting and in the documents provided there's two things. One there's a map of all the lighting and there's a lot of lights. Secondly, a neighbor was concerned about light pollution. The answer was given that there would be boundary shielding – the light pollution will be managed with proper light shielding and boundary screening. What is this boundary screening that you're talking about here?

MS. LUCERO: mg, Commission member Krenz, so as far as the lighting, the lighting itself has to be directed downward. It has to be shielded on all sides and facing downward. So the light isn't going to protrude very far from the buildings. So with the perimeter fencing and screening that should be enough to shield the lights from crossing over the property line in exceedingly large amounts of brightness. So the lights themselves will have to have shielding fixtures on them that are downward light. So they're not going to be shining outwards.

MEMBER KRENZ: And in figure 14, this is one of these lighting fixtures?

MS. LUCERO: Mr. Chair, Commissioner Krenz, can you tell me which page you are referring to?

MEMBER KRENZ: I am referring to page 18. It should be NBB-28

MS. LUCERO: Okay, thank you. So those are the specs of what they would be proposing out there. The second diagram is more depictive of what the code would allow out there. It is totally recessed and shining downward. The first diagram would have to be – it looks like it could be moved and can be shifted. So that would have to be totally facing downward to where the light is not protruding out.

MEMBER KRENZ: Thank you.

CHAIR GONZALES: Thank you, Steve. Any of the other Commissioners have any questions? I have a couple. Mine are on terrain management. I saw two different drawings. One showing a pond, one big pond and then I saw another showing two small ponds; so I have questions about the grading and sort forth? I didn't see a grading plan. I didn't see any contours. But I'm not sure if this property – if you're going to have fill out one side to get the water to drain into the pond where they're proposing them. Could you explain that to me? It looks like the pond is uphill of the buildings from some of the sketches I see.

MS. LUCERO: Mr. Chair, can you direct me to whatever page it is you are looking at so I can refer to that.

CHAIR GONZALES: Yes, I'm looking at NBB-16 and then NBB-63.

JOHN LOVATO (Case Manager): Vicki, Mr. Chair, this is John Lovato, sorry to interrupt. I wanted to just indicate that initially when Mr. Gurule came in he had proposed two ponds for the site. He had some issues with DOT in the design aspects of it and DOT required him to move the pond and incorporate a single pond to accommodate the sizing required for what they needed. That was due to drainage on the State frontage road and also on 285. I think Mr. Gurule would be able to explain that a little more in context for you and I think that is more of an appropriate question he can address easily.

CHAIR GONZALES: I would also be kind of curious as to why DOT is dictating where you put a pond on a private parcel as well. Okay, thank you, John.

Is the Applicant available to give a presentation?

JAMES GURULE: Good afternoon, Mr. Chair. Yes, James Gurule and my wife Jennifer Gurule are here to talk about that development and try and answer your questions.

[James and Jennifer Gurule were duly sworn]

MR. GURULE: Let me share my screen and attempt to touch on some of the questions as I go through this. Can you guys see it okay on your side? Beautiful.

Okay, I'm James Gurule and this is my wife Jennifer Gurule. I'm going to try and give you a little background and talk about how we envision the business going and then touch on the development and then go into some other design details. So this is a picture of how the property looks today off the side of the frontage road. It's mostly vacant with some existing shrubs and so forth. This is the location of the property. It looks like we touched on that already so I'll jump over this stuff.

Probably the key thing here is access, here's the frontage road. There's one potential area of access and then the other one that was in discussion was access off of Arroyo Seco Circle and that was another part of discussion with the DOT at the time.

Let me keep going, so about the business. We're a new small business. This is our first business to manage and to develop together. We're locally owned and operated. We're roughly two or three miles down the road so we enter this property pretty often and that's part of the reason why we don't envision needing to have some of the infrastructure and facilities to manage it on a day to day basis because we are really down the road and we'll be able to attend to customer needs as the needs grow.

The storage facilities will be eight buildings and approximately 160 storage units. It varies in size and the number of units to try to manage the different design. We envision this business being operated from 6 a.m. to 9 p.m. There's a lot of really neat management systems and packages that you can purchase nowadays for storage facilities and that would allow us to limit access to our desired start and stop time and to assign key pads and key numbers to different customers to keep an eye on who is going in and out. Even implementing a picture/photograph system as people come in and out. So there's a lot of really savvy things out there that help to manage a self-storage facility.

There will only be indoor storage. It won't have any outside storage for RVs and so forth, just inside the building. Of course, we won't allow people to store flammables or run other businesses out of the storage facility and then we don't have any management quarters like was pointed out earlier.

An overview of the development: So each storage structure, the screening, the fences, property, gate access, access roads, parking spaces, some landscape, signage, lighting, rainwater cisterns and then rainwater catchment ponds. I do want to point out that there seems to be some minor inconsistencies with the package that you may have in front of you and that's mostly because we've tried to wrestle through how to make this the most economic for us to put up screening structures. I think Vicki mentioned that we were proposing propanel and every time I went to a vendor to get quotes it seems that the price kept blooming and blooming so we are back to a wood panel fence which is more cost effective and meets the requirements that are established in the SLDC.

I think the inconsistencies are more than likely something that I changed and I may have brought up but just may have not made it into the packet. So here's a structure layout. There's eight structures and they're all designed to be 30-feet wide. They vary in length between 50 and

SFC CLERK RECORDED 03/08/2022

110 feet. The heights are not expected to exceed 17 feet. I currently expect them to be around 17 but I wanted to kind of put an upward bound to that height just in case I couldn't get a vendor to give me the exact building that I had spec'd out and designed to.

As I mentioned earlier, the total building coverage is less than 20 percent of the area. In fact, I think we're less than the 22,500 because we've had to make adjustments to accommodate relocation of power so some of the buildings got a little smaller.

The color scheme that looking at is to try and keep it real neutral so we're looking the beige and green as you see to the right. That's an example of the color scheme we're looking at. I purchased the flat-roof house and we're currently experiencing some trouble with the rain leaking so we'll actually have a higher pitch than the example shown to the right. So we expect to have a pitched roof on some of these structures.

The property access: we propose that we take it off of the frontage road and at one point DOT was say, Hey, you guys should really take that off the County Road. What's important to them is that there was directly across the east boundary, there's a certain point where the road is -- all the properties to the north are traditional neighborhood but there's a point where it transitions to commercial but in order to entrance for that the commercial property begin required -- that there was not enough distance from the intersection so I was able to convince them that it was reasonable to have it off of the frontage road. So all of the designs and all of the analysis that we did and we did it to get off the frontage road. So we have -- we were able to do the drainage and grading part and do the calculations to obtain access off of the frontage road. So we currently have an access permit with some conditions on those. All roads are designed for a single unit vehicle which also has the same as according to the Fire Marshal's Office which is to have a minimum of at least 20-foot wide roads as well as the minimum turning radius of 28.5 feet. All of the roads will be compacted with base course and gravel except for the entrance which will be asphalt. Also, the entrance will be equipped with the Knox box for emergency access.

Regarding terrain management, I don't have a lot of material that is quick to pull up but essentially, the property naturally slopes from this northeast corner and it naturally drains to the southwest corner and that's essentially where we've ended up putting our pond. And we did, as Mr. Lovato pointed out, we did iterate with DOT and we had -- we've moved the ponds quite a bit. There was one up here at one point and there was one down here at one. After a number of iterations and looking through the codes and everything, we finally settled on putting a big drainage pond on this southwest corner which made a lot of sense in terms of terrain management. And it's the least amount of impact to having to move around dirt so we'd get the proper drainage. It's kind of consistent with the natural flow at this point.

Looking at screening, we have the existing latilla fence on the west boundary which is a minimum of 6 feet; some areas actually have 8 feet. There is a section -- looking at the west boundary there is a section on the north part that need to be finished up with some treated wood panel fence and so the proposal is to have this be 8-feet tall and that may solve some of the questions with the lighting. All the area that is adjacent to traditional neighborhood is expected to have this stained-treated wood-panel fence. That's the little segment on the west boundary as well as the whole length of the north boundary as well as the north side of the east boundary. And then there's a transition point right where the commercial neighborhood zoning kicks in where the adjacent neighbor, commercial neighborhood, and I switch to chain-link fence with this three-wire barbwire and we follow that all the way to the south. So along the frontage road



and a little bit of that County Road it would be chain-link fencing and you could see into the property. What else to say, about this one. I think that's basically it.

Landscaping, I worked closely with Newman's to identify drought tolerant and cold tolerant vegetation and this is essentially where we landed. We put a number of shrubs that can meet the SLDC requirements and we spaced out their water requirements based on the full number of shrubs so we can generate a water budget and that allowed us to size out a rainwater cistern so we can provide that one month supply of water. And so this is essentially our landscaping. It moves from the center of the road or the edge of the road it's roughly 60 feet in both directions of landscaping. I believe it will be a very beautiful entrance and I'm looking forward to that one. It will all be landscaped with gravel, covered with gravel so we can form a weed barrier and it'll have below ground irrigation using that rainwater from the cistern.

Lighting analysis, this was a fun one. There are many lights and it does draw a red flag. I definitely appreciate that. These are an example of the lights that we are planning. And this one does have the ability to be adjusted. I think the – if I remember correctly, he did assume there was a slight adjustment on this one and I want to say he did up to like 20 degrees when he did his analysis and they were set at 8.5 feet. One of the things, again if I remember correctly, and I don't have the engineer on the call, is he actually performed the analysis and proved that we were in compliance with the requirements but he actually didn't need to put any shielding – the spill over to the adjacent properties is lower than the requirement. I think it is .3 per candle is what was actually observed in the analysis and the requirement is .5. I'm just looking at that piece. But those are the lighting fixtures so what we did is we spaced them so we could meet the SLDC requirements for average and maximum lumens for a given area. So that's essentially how we developed our lighting and placed our lighting. There will be a free-standing pole at the entrance and this one, this free-standing pole with this kind of light fixture is going to just meet the requirement – I think it is .5 percent spillover. These are fully shielded lights. There is an allowance, if I understand correctly, for unshielded light and from the analysis I understand it to say we didn't need to take credit for any of that. It is all fully shielded. We don't expect to have any unshielded light drawn out into the air. There will also be an entirely light sign near the entrance and also there will be a sign on the building down on the south end.

Signage, we initially were thinking that we'd like really big signs and after we started to price those out it became apparent that we were not getting big signs we were getting normal signs. We went with a 4 foot by 8 foot sign – the maximum height of 7 feet so we can get close to entrance. It will be internally light and will be double-sided so you can see it from both directions as you drive down the road. And then we'll have one pole-mounted sign as well. And that's an example of what the sign will likely look. It will just be some kind of icon for storage, the name of the business and a contact number or probably a website link or something so people can register on line.

Parking, drainage and cistern: I guess I did have a little more material on this. So the parking spaces, the six parking spaces were basically sized by looking at the traffic impact analysis for this development and looking at peak hour traffic. So it turns out worst case peak hour traffic is six vehicles. So we provided enough off-street parking spaces so that if there's an emergency vehicles can have access through the aisle ways to get to the buildings. The water catchment ponds, the big pond is designed for a 100-year storm. It's approximately 6,600 cubic feet. It is big and we kept it shallow so we don't have a lot of standing water. So it's like 3-feet deep and close to 20-feet wide and almost 100-feet long or something like that. It's very big. The rainwater cistern, again, the catchment system – I'm sorry not the catchment but the

rainwater cistern is a below ground cistern and it's designed to hold 2,000 gallons which is enough to meet the vegetation requirement to provide that one month supply of water.

And I have a few backup slides but I think I could answer questions and go to those if you want to go in that direction. Do you want me to go one-by-one with the questions or would you like me to kind of go back to the questions that I captured?

CHAIR GONZALES: Yeah, however you want to do it. If you want to give us a summary, a closeout summary and answer that questions.

MR. GURULE: I can definitely attempt to do that. So regarding the fencing by Mr. Katz, I believe – I hope it is a little more clear of what fencing will be used throughout the property. Chain link from the south face of the property and some of the south end of the east face and then the rest is going to be screened boundary.

MEMBER KATZ: Can I ask you a question about that? Would that be appropriate, Mr. Chairman? And I'm not sure what the right answer is but from my perspective as someone who would be driving by, I sure as heck would rather have the wood fence that blocks my view rather than the chain-link fence that I would have to look in and see the storage units and building. Is there some countervailing reason why you wouldn't want to do the wood on the south and the southern portion of the east side?

MR. GURULE: That's a good question. Definitely one benefit of having the buildings oriented the way they are with the chain-link entrance is it does reduce the probability of theft and robbery because you're basically on stage, right. You have a lot less places to hide and unload a storage unit without being seen. And I looked up some pros and cons of fencing and building orientation when I was trying to figure out the most optimum way to place these buildings and that was one thing that I resonated with. The other one is definitely the benefit of, you know, advertising that we have this beautiful storage facility available for customers to store their belongings. I don't – I guess I've always looked at this frontage road as kind of a business frontage road and so I was trying to treat it a lot like that, like a business frontage road as opposed to a traditional neighborhood where I would screen and provide the neighbors some screening barrier so they don't have to see the business every day.

MEMBER KATZ: Okay, thank you, and that makes sense. I very much appreciate how you have the buildings oriented so you're just seeing the short end and not the long end of them. That was very nicely done, thank you.

MR. GURULE: Sure.

CHAIR GONZALES: Thank you, Frank. James, please proceed.

MEMBER LOPEZ: I have one question on fire protection, but go ahead.

MR. GURULE: Okay, I'm going to move on to Mr. J.J. Gonzales's comments about setbacks. I did look and work with the County very closely to understand the requirements for the setbacks. So on the north side anytime you're adjacent to traditional neighborhoods you have to have a setback of 100 feet from any existing residential structure. I provided a drawing and I'm not sure it is in the packet, but I provided a drawing that shows the clearance distances from those buildings to the defined setbacks of this property. So we did look at those closely in terms of the space and those set the boundary conditions for the north side and the west side. And then when I looked at the SLDC requirements for this, I understood that the east side didn't have a large setback but it essentially ends up having a 20 feet plus a couple extra feet but it ends up having 20 feet as it is shown there – 20 feet of space cause the road is 20 feet. And then the south side, the survey does have the existing easement of the highway and so we set ourselves back 25 feet. I think it's like 20 or 25 feet from the boundary. I have the drawing if you want to

look at those things, I can try and pull those things up and walk you through those. I don't know how far we want to dive into the details. Mr. Gonzales, would that be appropriate to pull these up?

MEMBER J.J. GONZALES: No, but the questions I had was the 200 foot setback from property lines. I thought that was extreme and I see on your diagrams here it's more like 25 or 30 feet set back from the property line. I couldn't understand how you could get 200 feet from the property lines to put the structures. But you explained it very well. Everything I had questions on, you explained very well. I am very pleased with all of the homework you have done on this project. It seems very professionally done. The only questions I had were with the setbacks.

MR. GURULE: Thank you, sir. I think you also had questions about operations. I tried to speak to that earlier, you know, kind of our vision; we are really expected to leverage our proximity to the property as well as some of the automated systems that are available today. I talked to some other folks who have operated facilities like this, to be honest they were giving me a hard time thinking I was going to use an automated system because in their experience, they would go every morning and unlock the gate and open it, and just leave it open all day and then just close it at night. So they were telling me it's an unnecessary expense to put an automatic gate but there's a really nice way to know who is coming in and out and also manage security that way to some extent. That's our thinking. And then I do imagine we'll have to be there in person and open up and show people their storage unit and so forth. So we expect we'll have to drive down the road and meet them at the site and point to the unit that is theirs. That's kind of how we envision operations and given its proximity to the traditional neighborhood, we don't expect to have business outside of those hours that we pointed out. I think it was 6 a.m. to 9 p.m. It seems that those are more than enough to offer in a business like this.

MEMBER J.J. GONZALES: Well, it seems you did your homework on that. I thought maybe you needed a person onsite but the way you explain it makes a lot of sense. And in the modern age where we have all of these devices, cameras and motion detectors, you can even see who is coming to your house. It's really impressive.

MR. GURULE: Yeah, apparently it is such a huge industry that companies have built themselves around supporting storage facilities. I can get a website security entrance – all of it, all the bells and whistles all bundled up. It's a beautiful thing these days. Of course, we have to go get it and install it and make it happen but that's the next step assuming that everything goes right here.

CHAIR GONZALES: Thank you, J.J. James, did you have anything else to say?

MR. GURULE: I was going to move on to Mr. Krenz and then Mr. Gonzales' questions.

CHAIR GONZALES: Please do.

MR. GURULE: Mr. Kranz had a comment about lighting. Again, I want to caveat I remember beating on my chest that when we did the lighting analysis it did not include fences and even without the fences the spillover to adjacent properties was below the requirements. So we've added screening that will only improve that and in addition, as I mentioned earlier, the proposal at this point is to provide 8-foot tall fences as opposed to the 6 – foot tall. It is my hope that will provide even more light screening for the neighbors.

I also have a comment here from Mr. Gonzales, the Chairman, you asked about terrain management and the ponds. I tried to touch on that in my presentation. It is definitely consistent with the natural flow of the property. I wouldn't say that DOT said put it anywhere. I actually

feel that they were working with me to try to have it meet the requirements in the essence of your guys kind of keep the terrain simple, don't modify it if you don't have to. Just keep the flow in the right direction. So when they looked at the drainage analysis, they said why don't you just make this one bigger kind of thing. They didn't really make us, they just said this may be easier. So we liked their suggestion and we made the change to move it to one pond. They were very thorough. And I'm an engineer and it was a pleasure to work with them because they really kind of put the screws to us and made us go check variables and prove to them we had the right analysis and we go and spin up a model to give them the right charts. There seems to be some kind of engineer firm that DOT contracts with – so it was an interesting and fun experience for me.

Those were the comments I collected. I hope that I answered your questions sufficiently. I am open to other questions if you have any.

CHAIR GONZALES: Yes, Leroy, please go ahead.

MEMBER LOPEZ: Yes, Mr. Gurule, how far is the storage facility from the fire department?

MR. GURULE: It's actually beautifully close. I think it's 1.1 miles away if you drive on the road. If you happen to fly a water truck over, it's directly across the highway. That was joking, I'm sorry. But, yes, it is very close at 1.1 miles away. They also – we worked with Chief Inspector Higgs from the Fire Marshal's office and she also helped us identify proximity to a fire hydrant nearby which is as I understand within the requirements as well.

MEMBER LOPEZ: Okay, thank you.

CHAIR GONZALES: Thank you, Leroy. James, I want go back on the terrain management. I guess the concern I had was I have seen a picture of lot and it looks pretty flat and it looks like you're going to pour some fill or something to make it work. And you'll find that once you started pouring fill that it will increase the height of your buildings as well. So you've got to make sure you remain in the height category. I have dealt with DOT many times over the years representing the City and the County on terrain management and in my opinion they seem to not understand our terrain management regulations in comparing to them. So that some issue I have with them.

On that note, so your driveway entrance is that on private property or is that on DOT right-of-way?

MR. GURULE: Which piece?

CHAIR GONZALES: The entrance to your property off the road –

MR. GURULE: So the road adjacent – I want to get a better view, I want to get a satellite. Here we go. So there's the frontage road so this first blue area that looks like a smashed beer can or something, that will be asphalt and that will be – as far as I understand when they give the commercial access permit they have given me permission to build an access on their easement essentially, which that is. See this little strip that goes along there, is between my property boundary and the frontage road – do you see it there? I actually drew that in because it started to become confusing where everything was. So they gave me permission to build this entrance across their easement.

CHAIR GONZALES: And they're not requiring you to put in cut and gutter there; right?

MR. GURULE: I'm sorry, sir.

CHAIR GONZALES: They are not requiring you to put in any cut and gutter there; are they?

MR. GURULE: They are. They are, yes.

CHAIR GONZALES: Just the radius turns or the whole fringe of the property?

MR. GURULE: Just along that segment – just along that segment. Let me try and pull up a drawing, it'll will be fast. There's an existing curb and gutter and what I would do is I would extend it both east and west in order to have it all consistent. You can kind of see it there. There's existing entrances that a lay-down curb and gutter right now. And then where it is dark black is where I'd have to modify the existing curb to get into the property.

CHAIR GONZALES: Okay, thank you. Okay, that's all the questions I have. Oh, wait, I have one more. When I looked at the beginning of your presentation on a drawing, did I see an Española address on that box?

MR. GURULE: It may be. I think it is. Yeah, Española, that's what we have. That's how it is recorded as far as I understand.

CHAIR GONZALES: I guess my next question is to staff: is that possible?

MS. LUCERO: Mr. Chair, we have gotten a couple of addresses that say they're in Española but they are actually in Santa Fe County. Not very many but it has happened.

CHAIR GONZALES: Okay, thank you. Any other questions, Commissioners?

MEMBER SERNA: Mr. Chair, I have a question.

CHAIR GONZALES: Yes, sure go ahead.

MEMBER SERNA: My question is also in regard to operations and you had mentioned about the access and how it would limited from 6 a.m. to 9 p.m. and so in a theoretical situation where someone arrives at the site – a customer, someone leasing one of the units -- and they arrive at 8:55 or 8:59, will they be then because of the electronic access be allowed to enter and then how long will they then – how will they be encouraged to leave within a reasonable amount of time?

MR. GURULE: That's a good question. My mom goes to her storage unit and they chase her out but I don't want to necessarily do that either, right. I never thought of this question. Perhaps it's as simple as putting as setting the timer to stop allowing access a little earlier than 9. We could do that and lock the premises and ask people to wrap it up.

MEMBER SERNA: Thank you.

MR. GURULE: I thank you. It's always good to get these questions as we think this thing through.

CHAIR GONZALES: Thank you, good question. Any other questions from the Commission?

MEMBER KATZ: Yes, Mr. Chairman. I have a question, you said something about that I thought meant you couldn't bring in a car with a trailer; is that correct?

MR. GURULE: No, sir. No, it was designed for a single-unit vehicle which is [inaudible] deep storage truck. I believe that's within – a trailer with a truck is within that single-unit truck. It has a varied depth. They call it a throat, the throat depth and the throat width of the entrance is designed such that you can have storage for those big long trucks as they get access to get in.

MEMBER KATZ: Okay, that's good. I have another question about the lighting and maybe you can go to the lighting diagram. Electricity is expensive and lighting the night sky is a bad thing and, in fact, just leaving it illuminated all night seems not to be such a good idea. And I was wondering if with the automated systems that sound pretty great, there's not a way of substantially reducing the light at night. I did notice on your diagram – you have lights at the north end of the buildings and there aren't any doors there to storage units; are there?

MR. GURULE: No, you're correct.

MEMBER KATZ: And I wonder if, you know, it looks like it is shining directly to your neighbor to the north and I wonder if those would be necessary. So the question is, is there a way of having the lights maybe not on all night or substantially dimmer during the night or few of them on? I realize that there's the issue of theft but I'm not sure that the lights are going to deter that.

MR. GURULE: Right, yes, to the question of dimmable, I suspect that we can do that and dim them. I think there is an SLDC requirement to have dimmable lights so I was expecting to make these dimmable. I may even have a slide to touch on here. But I fully expect to dim this – I want to say 45 percent but I know I'm wrong. It's something in the 40s or 50s, it's like less than half of the power output during that time. So I expect to have it lower. I didn't have a really good way to communicate where the lights went. But I think it's important to know that the lights are all facing down even the ones on the north. One of my concerns is again, for security reasons I was hoping to have those light and be more comfortable for customers even as they're driving around the buildings to get back out to the exit or something – that's kind of why those north lights are there. But there is no functional need to have them there other than just for customer comfort.

MEMBER KATZ: Good. Thank you very much.

CHAIR GONZALES: Thank you, Frank. Any other questions from the Commission? I have one last one. This isn't going to be one of those storage unit places where before you know it there are people doing indoor storage and outdoor and after awhile you see boats out there and then trailers out there. Is there going to be outside storage on this?

MR. GURULE: No, sir. We started going in that direction and we had to make a decision so we are committed to no storage outside.

CHAIR GONZALES: Thank you. Okay, any other questions from the Commission? This is a public hearing. Is there anybody out there in the public who wants to speak in favor or against this project please speak up? Anybody out there? Okay, I'm going to close the public hearing.

What is the pleasure of the Commission or comments a motion?

MEMBER KATZ: Mr. Chairman. This is Frank and I would like to make a motion to approve the project as it has been presented. I think the applicant has done a terrific job in being incredibly thorough.

MEMBER LOPEZ: I'll second that.

MS. LUCERO: Mr. Chair, can I just get clarification. Does that include staff's recommended conditions?

MEMBER KATZ: Yes, it does. I am sorry.

CHAIR GONZALES: And the second, Leroy.

MEMBER LOPEZ: I'll second, yes.

CHAIR GONZALES: Okay.

**The motion passed by unanimous [6-0] roll call vote.**

CHAIR GONZALES: Thank you for your time here and for your nice presentation.


MR. GURULE: Thank you, Mr. Chairman and thank you committee members. I can't tell you what it means. It has been a long journey, so thank you.

CHAIR GONZALES: Good luck.

5. **Petitions from the Floor - None were offered**
6. **Communications from the Commission Members**  
New Year cheers were exchanged.
7. **Communications from the Attorney - None were presented**
8. **Matters from Land Use Staff - None were presented**
9. **Next Planning Commission Meeting: February 17, 2022**
10. **Adjournment**

Having completed the agenda and with no further business to come before this Committee, Member Lopez moved to adjourn and Member J.J. Gonzales seconded, Chair Gonzales declared this meeting adjourned at approximately 5:07 p.m.

Approved by:




KATHARINE CLARK  
SANTA FE COUNTY CLERK



Charlie Gonzales, Chair  
Planning Commission

Respectfully submitted by:

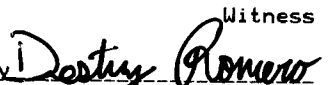


Karen Farrell, Wordswork

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

PLANNING COMMISSION MI  
PAGES: 15

I Hereby Certify That This Instrument Was Filed for  
Record On The 8TH Day Of March, 2022 at 11:36:29 AM  
And Was Duly Recorded as Instrument # **1982443**  
Of The Records Of Santa Fe County

Deputy  County Clerk, Santa Fe, NM  
Witness My Hand And Seal Of Office  
Katharine E. Clark

