

MINUTES OF THE
SANTA FE COUNTY
PLANNING COMMISSION

Santa Fe, New Mexico

June 17, 2021

1. This meeting of the Santa Fe County Planning Commission called to order by Chair Charlie Gonzales on the above-cited date at approximately 4:05 p.m.

In accordance with the Public Health Emergency Order issued by the State of New Mexico, this meeting was conducted on a platform for video and audio meetings.

[For clarity purposes, repetitive identification and confirmations of those on the phone have been eliminated and/or condensed in this transcript.]

A. & 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
Susan Martin
Rhea Serna

Member(s) Excused:

None

Staff Present:

Vicki Lucero, Building & Development Services Manager
John Lovato, Development Review Specialist
Rachel Brown, Deputy County Attorney
Paul Kavanaugh, Building & Development Services Supervisor
Jaome Blay, Fire Marshal
Jose Larrañaga, Development Review Specialist
Daniel Fresquez, Media Manager

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2. Approval of Agenda

Vicki Lucero noted that there were no changes to the agenda. Member Katz moved approval and Member Krenz seconded. The motion carried by unanimous [7-0] voice vote.

3. Approval of Minutes: May 20, 2021

Member Katz moved to approve the May minutes as submitted. Member Lopez seconded and the motion passed by unanimous [7-0] voice vote.

4. Consent Agenda Final Orders

- A. CASE # 20-5080 John Stanton Variances. John Stanton, Applicant, Mario Madrid, Agent, requests a variance of Chapter 7, Section 7.17.10.4.1 (Disturbance of 25% Slope) to allow a driveway to access buildable area and disturb 4,842 square feet of 25% slope, a variance of Chapter 7, Section 7.17.10.1.1 (Building Area Analysis 50/50), a variance of Chapter 7, Section 7.17.9.2.1, to allow a 3,500 square foot residence and a 319 square foot studio to be constructed on a ridgetop, a variance of Chapter 7, Section 7.17.10.6 (Ridgetop/ Ridgeline Setbacks) to allow for the main residence and studio to be constructed on the ridgetop with no setback, a variance of Chapter 7, Section 7.17.9.2.7 (Significant Trees), to allow removal of 11 significant trees to accommodate the driveway and residence, and a variance of Chapter 7, Section 7.17.4.1, (Rock Outcroppings) to allow the removal of one (1) visual rock outcropping. The site is within the Residential Fringe Zoning District. The property is located at 21 Ridge Road via Old Santa Fe Trail within Township 16 North, Range 10 East, Section 21. John Lovato, Case Manager (Approved 5-0)**

CHAIR GONZALES: This item was tabled at the last meeting because there were amendments added to the conditions. So it was tabled.

Member Katz moved to approve the Final Order. Member Krenz seconded and the motion passed by unanimous [7-0] voice vote.

5. New Business

- A. Case #20-5120 Anne Sahlin, Accessory Dwelling Unit Variance. Anne Sahlin, Applicant, Daniel Werwath, agent, request a variance of Chapter 10, Section 10.4.2.3. (Building and Site Design) to allow a separate driveway for a proposed accessory dwelling unit. In addition, the Applicant requests a variance of Chapter 10, Section 10.4.2.4. (Utilities) to allow separate utilities for a proposed accessory dwelling unit. The property is zoned as Rural Residential (RUR-RES). The property is located at 11 Vestal Way, within Section 28, Township 16 North, Range 10 East, SDA-2 (Commission District 4).**

VICKI LUCERO: Anne Sahlin, Applicant, Daniel Werwath, agent, request a variance of Chapter 10, Section 10.4.2.3. to allow a separate driveway for a proposed accessory dwelling unit. In addition, the Applicant requests a variance of Chapter 10, Section 10.4.2.4, Utilities, to allow separate utilities for a proposed accessory dwelling unit. The property is zoned as Rural Residential. The property is located at 11 Vestal Way, within Section 28, Township 16 North, Range 10 East, SDA-2, Commission District 4.

The Applicant is the owner of the property as evidence by warranty deed recorded in the office of the County Clerk on February 3, 2004. The Applicant is requesting a variance of Chapter 10, Section 10.4.2.3 to allow a separate driveway for a proposed accessory dwelling unit. In addition, the Applicant requests a variance of Chapter 10, Section 10.4.2.4. to allow separate utilities for the proposed accessory dwelling unit. The Agent, Mr. Werwath is a friend of the property owner who intends to purchase the property should the variance be approved.

The property consists of 8.32-acres. It has an existing 793 square-foot dwelling unit, which is occupied by the Applicant. There are existing utilities on the lot which serve the dwelling unit. They consist of electrical, sewer and a well. The existing residence is served by a small driveway located off the older portion of Vestal Way to the north. Staff have not been able to locate any permits for the residence or any additions made to the residence but air photography shows the structure there in 1992. The Applicant states in the letter of intent that the existing residence was constructed sometime in the 1930s.

The property is zoned Rural Residential with a minimum lot size requirement of one dwelling unit per 10 acres. The Applicant's property consists of 8.32-acres, which does not meet code requirement to subdivide the property into two lots or allow for a secondary primary residence. If the variances are approved, Mr. Werwath intends to purchase the property from the Applicant and construct a new residence on the property approximately 200 + feet, south of the existing residence. Mr. Werwath's residence will be the primary residence and the existing dwelling unit will be identified as an accessory dwelling unit, which the Applicant will continue to reside in.

Mr. Werwath states, "According to the Purpose and Findings of the Accessory Dwelling, accessory dwellings units are an important means by which persons can provide separate and affordable housing for elderly, single-parent, and multigenerational family situations. The property is currently the residence of Ms. Sahlin, who built her modest home gradually over the last 30 years and who has lived on the site since the 1970's, originally in her grandfather's stone cabin. If approved, this variance would allow for our family to build a modest home and for Ms. Sahlin to stay in her home and age-in-place on her family's historical land. The reason for the variance request is that there is no buildable area in close proximity to the existing dwelling that could be served by the existing drive and utilities that isn't impacted by steep 15-30+ percentage grade slopes, several deeply incised arroyos, and substantial outcroppings of bedrock. While it appears in the map that there is relatively flat area directly adjacent to the existing structure, this in fact impacted by a 38-foot access and utility easement as well as significant bedrock outcrops. The area shown on the western boundary is similarly impacted by an access easement as well as setback rules that do not provide enough developable area to support a house without a lot line adjustment. Vestal Way also becomes a very rough two-track

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road just beyond the existing residence and has several slope issues that would likely require variances for build-out.”

Mr. Werwath further states, “The most feasible development site on the property is located at approximately 200+ foot distance south from the existing structure and 450+ feet from the pole mounted transformer which according to PNM, makes it impossible to connect to the existing transformer and power pole because of the distance from the transformer. That distance also includes substantial rock outcroppings and bedrock ledge, an arroyo with exposed bedrock floor, and substantial trees located on slopes where disturbance would cause significant risk of erosion and underground utility trenching is not possible. The proposed building site is adjacent to a newly constructed road and power access that was built in the last year to serve a residence that was recently constructed at 1 Vestal Way, on the parcel immediately to the west of the subject property. The construction of this home included the creation of a county permitted 14 foot. access road and a subterranean PNM electrical line that crosses the entire south edge of the subject property in an easement for the benefit of the adjacent property. It would be our intent to utilize this newly constructed SLDC compliant roadway for all but the last 70 feet of access, as well as accessing electrical power from this newly created buried supply line.”

Staff Responding as follows, Staff has conducted a site visit at 11 Vestal Way and has confirmed that there is limited buildable area that is within close proximity of the existing residence, due to terrain constraints – rock outcroppings, drainage ways and slopes 30 percent or greater – potential access and utility easement issues, setback requirements, overhead utilities, isolated slope areas and future location for upgraded septic system. Staff has confirmed that the portion of Vestal Way that extends past the West side of the Applicant’s residence is undeveloped.

During staff’s site visit, staff did verify that there is an existing 14-foot driveway that runs along the eastern boundary of the Applicant’s property which provides access to a newly constructed residence located on Tract 2. The neighbor’s house is identified as 1 Vestal Way. The neighbor’s driveway appears to have been constructed within the 30-foot access and utility easement illustrated in Plat Book 546 Page 20. Staff, along with the Applicant’s agent has determined that there is an alternative buildable location on the property that is relatively flat that would allow for a residence. The alternative building site is approximately 100 feet to the southwest of the proposed building site. If Mr. Werwath were to develop at that alternative buildable location, he would need to request different variances which could include disturbance of significant trees, disturbance of rock outcroppings, and disturbance of slopes 30 percent or greater.

Staff believes that the locations proposed by Mr. Werwath in his application would be the areas that would require fewer variances.

Staff determined that if the primary residence was to be constructed at the proposed location, the residence would be screened by existing mature native vegetation. The location would also be the least intrusive in protecting existing vegetation, rock outcroppings, and significant trees. Staff agrees that the sharing of a septic system and electricity is hindered significantly by the existing terrain. Mr. Werwath has asserted that the only utilities that cannot be shared are the existing septic system and the existing electrical line.

The applicable has addressed the variance criteria for the variances requested and

staff has also provided responses as stated in the staff report.

This matter went before the Sustainable Land Development Code Hearing Officer on May 13, 2021. The Hearing Officer supported the application based on the evidence and testimony presented at the public hearing. The Hearing Officer recommended approval of a variance of Chapter 10, Section 10.4.2.3. to allow a separate driveway for a proposed accessory dwelling unit, and a variance of Chapter 10, Section 10.4.2.4. to allow separate utilities for a proposed accessory dwelling unit.

Recommendation: Staff and the Hearing Officer recommend approval of the requested variances subject to the following conditions. And, Mr. Chair, may I enter those conditions it into the record?

CHAIR GONZALES: Yes.

Conditions:

1. The Applicant will be required to adhere to the approved building plans at the time of building permit.
2. The Applicants shall comply with Chapter 7, Sustainable Design Standards.
3. The Applicants shall adhere to State, County, and Fire Prevention conditions of approval and requirements.
4. The Applicant shall comply with all other sections of Chapter 10, of the SLDC.
5. The Applicant shall obtain a building permit and begin construction within a year of the final order being recorded in the County Clerk's Office.
6. The Applicant shall properly align Vestal Way that lies at the northern end of Tract 1 within the access easement.
7. The Applicant shall obtain a permit from NMED for the placement of a new septic on Tract 1.

MS. LUCERO: Thank you, Mr. Chair. It is recommended that the Planning Commission approve the variances subject to the conditions stated above and that the Planning Commission make its own findings of fact and conclusion of law.

Thank you, Mr. Chair. I will stand for any questions.

CHAIR GONZALES: Thank you, Vicki. Does the Commission have any questions of Vicki or staff?

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

CHAIR GONZALES: Steve.

MEMBER KRENZ: Yes, this might be for my own edification but I'm trying to understand why the driveway that's being requested of variance? I'm looking at the submitted documents and he had to sketch – there is an improvement location report sketch of improvements of Tract 1 at 11 Vestal Way, Santa Fe, New Mexico. Does staff have that before them at this point?

MS. LUCERO: I'm sorry, Mr. Chair, Commission member Krenz, can you state, one more time, the document that you are referring to.

MEMBER KRENZ: This was in the documents that were given to us and it is one of the – within the documents – let me see if I can get the name of the document. This starts with "letter of request" and then it is within this document and there are a number of attachments and as I scroll through the document I go through pictures of the site and then I get down to a slope analysis and then right after the slope analysis is a diagram called "improvement location report, sketch of improvements of Tract 1 at 11

Vestal Way, Santa Fe, New Mexico. Do you have that sketch?

MS. LUCERO: Yes, I see that document.

MEMBER KRENZ: First of all, I want to make sure I understand where the driveway is being proposed. As I understand this, there's this easement running essentially northeast to southwest that goes to Tract 2 and it's marked as dirt road, 20-foot wide easement and it has a note saying 20-foot ingress/egress and utility easement for the exclusive use of Tract 2. Is that off of that easement? Is that where this driveway is being requested?

MS. LUCERO: Mr. Chair, Commission member Krenz, that is correct. That is where they are proposing to bring that driveway from that easement.

MEMBER KRENZ: Okay, so my question is this: why is this considered a new driveway when essentially all of this construction work and access to this building that they're requesting is within and contiguous to their own property. They're not accessing any public road for this driveway. It is coming off of this easement which is already on their property.

MS. LUCERO: Right, Mr. Chair, Commission member Krenz, you are correct. They will have to construct a driveway from that easement to the location of the proposed home. So the variance doesn't have to do with any slopes or how the driveway is being constructed, it has to do with the fact that for an accessory dwelling unit they are required to share driveway with the main house. Because this branches off of a different access easement, that is what they are requesting the variance for.

MEMBER KRENZ: Even though the 70 foot of driveway they are constructing is all within their property and off of their own easement?

MS. LUCERO: Yes, that is correct because the driveway is separate from the driveway that is serving the existing dwelling unit right now.

MEMBER KRENZ: Thank you.

JOHN LOVATO (Review Specialist): Mr. Chair, Commission member Krenz, that is its own road. It is on their property and I understand what your question is. But it is its own road and has its own name and accesses lot 2 and therefore, that is why the separate request is being asked for as well.

CHAIR GONZALES: And also to add to it, I think if that road needed some variances on it but you're calling it administratively, right?

MS. LUCERO: Mr. Chair, that is correct.

CHAIR GONZALES: Okay, does the Commission have any other questions of staff? I have a question. Vicki, I think I am going back to the old days, what's the difference between -- these days -- between an accessory structure and an accessory dwelling unit?

MS. LUCERO: Mr. Chair, an accessory structure would be one that you don't live in. So it would be considered a garage, a shed, a carport that would be an accessory structure. An accessory dwelling is actually inhabitable as a residence, you can actually live in an accessory dwelling unit.

CHAIR GONZALES: So an accessory structure can still not be lived in.

MS. LUCERO: That's correct, yes.

CHAIR GONZALES: Can they be converted?

MS. LUCERO: If they are converted to a dwelling they would have to meet the accessory dwelling unit standards and guidelines or meet the density to have a

second dwelling unit on the property.

CHAIR GONZALES: Okay, thank you. I had a question here about the scope of work for the proposed driveway but that's a minor thing and disturbing the slope can be approved administratively. That's all I have for now. Anybody else?

MEMBER KATZ: Yes, I had a question.

CHAIR GONZALES: Frank, please do.

MEMBER KATZ: What my understanding is, is that they are going to build a dwelling unit on that and in fact that will become the primary residence and the current residence will be the accessory dwelling unit. But we're not doing that today – what are we allowing the exceptions for?

MS. LUCERO: Mr. Chair, Commission member Katz, so when somebody comes in to apply for an accessory dwelling unit, the regulations in the SLDC state that they have to share a driveway and they have to share utilities with the main residence. So both structures would have to share the same driveway and utilities. So this request would allow them to have separate septic system and a separate driveway.

MEMBER KATZ: I understand. Thank you very much. That's all I have.

CHAIR GONZALES: Okay, thank you, Frank. And, Vicki, I think the intent was to minimize disturbing areas for driveways, right?

MS. LUCERO: Mr. Chair, I think that was one of the reasons and I think also it was intended for the accessory dwelling unit to be used by family not necessarily rented out so that was the thought behind it. If they had to share utilities it was less likely that it would be rented out or used as a rental unit.

CHAIR GONZALES: And I always have an issue with people building road along a fence line back to back – driveways. Okay, who is going to make the presentation?

DANIEL WERWATH: I will. I am the agent for Ms. Sahlin. And if I may, I'd like to share my screen and provide a short power point presentation; is that acceptable?

CHAIR GONZALES: Sure.

[Duly sworn, Daniel Werwath, testified as follows:]

MR. WERWATH: I'm Daniel Werwath. I live at 1611 Camino Porvenir here in Santa Fe. And thank you all for having the opportunity for this hearing today and your time as volunteer commissioners. I want to thank especially Santa Fe County staff who has been working through this with us since November 2019 when John first came out and looked at the property with us. We've explored a lot of different permutations and possibilities here and believe that the one you see in front of you is the best solution and best upholds the intent of the Sustainable Land Development Code.

I'll go to the slide show. So really we understand that variances are a unique solution in the Land Use Code that are really for very unique situations. I think the case that we're making here today is that this is a both a unique site, it has unique history, unique geography and a unique situation that it had newly built in utilities on the edge of the property already constructed. And then also a unique situation where we're trying to create a scheme that will allow someone to age in place while also providing housing for me and my family. And if you hear some weird voices in the background, that is a two year-old who doesn't quite know how to be quiet during Zoom meetings. So I apologize in advance for that.

This is the history of the site. Annie's grandfather, Stanley Vestal was the person who homesteaded this land in the 1930s. He built by hand the stone canyon from which the main access from Old Santa Fe Trail gets its name, Stone Cabin Road. And has been in Annie's family ever since. Her brother still owns two adjacent parcels located to the west of the subject parcel. Ann, do you want to say anything?

[Duly sworn, Anne Sahlin, testified as follows:]

ANNE SHALIN: Hi. I'm Anne Sahlin at 11 Vestal Way, Santa Fe, New Mexico. This is a picture of my grandfather. He came out here in a jalopy from Norman, Oklahoma with my grandmother and my mom and my aunt in the '30s. Then in 1935, built this stone cabin. I came out here 50 years ago and lived in for awhile. I feel the same romance that he did for being in Santa Fe and being just a stone's throw away, one corner or it, from the original old Santa Fe Trail. Since then I have become a member of the diverse community around Cañada de los Alamos. And, unfortunately, I had to sell my property in order help with my financial situation. It was like a dream come true when Daniel and Lacey and I got together and it turned out that as part of the sale I could continue to live in my tiny little house and that's just wonderful for me. Unfortunately, all of the rockout croppings around my house turn out to be an impediment in terms of the code. But we worked really hard with the County and they have been wonderful working with us, particularly, with Daniel, to find a solution and I hope you agree that this solution that has been devised meets your approval. Thank you for your time.

CHAIR GONZALES: Thank you.

MR. WERWATH: So the first issue is the unique terrain of this property. As you're driving out on Old Santa Fe Trail, as you get to the high point before you drop into Cañada de los Alamos proper, this property is off to the right. The mountain in the back there is Cerro Negro and you can see Annie's house sort of perched there on the side of the mountain. It's a very unique property in terms of geographic terrain. And as the staff report described, there is no real adjacent area next to Annie's existing home where we could build a primary structure. You can see here, this is a good example, that's her house in the upper right-hand corner and that's probably about a 40 foot drop over about a 40 foot span of distance. It just sort of falls right off right around there.

Not only that, but you can see the exposed bedrock. All of those different things make it very difficult if not impossible to say create an underground utility connection for sewer or a power line connected across that distance. This is the area immediately to the south of the existing residence. And even if you could the creation of these things would disturb things that are protected in the code. You can see here this is that IRR that was discussed earlier. That redline is the boundary of access and utility easement. You can see that that easement comes right up to the edge of her yard fence. Then we have a power line here and this is all bedrock and all of this falls off. Where we're proposing to build isn't that far away. It's just divided by a deeply incised arroyo.

This is the site that we have proposed in the variance application. It is naturally flat surrounded by the mature trees and screened from visibility for existing neighbors. Because it is relatively open, we won't have to remove too many trees to build there. And, it again, utilizes this existing buried power and roadway for all but the last 60 or 70 feet of access.

And just to respond to Commissioner Katz's comment from earlier, if this variance is approved, we then go on to the normal building permitted process. We would

submit slope analysis and the appropriate permit documents for construction. We just – being of relatively modest means, couldn't pay for those before the variance was approved. So that's why you're just seeing a rough sketch conceptual plan.

This is the conceptual plan. The dark lines are the existing roadways. The one forking to the south is the one that is newly constructed and would create the vast majority of the access to this other buildable site which is 217 feet, approximately, from the closest part of the existing residence. As you can see it leaves a very short section of road to make that distance. We've looked at this very closely and don't believe that any variances would be required to construct the roadway or the structure on this location other than the variances related to the accessory structure.

One other thing to respond to a question from earlier, the other difference between accessory units and accessory dwelling units is to have separate driveway and utilities for an accessory unit that is administratively approved. When it is a housing unit then it has to go through a variance process. So that's one of the other differences in the code. That's why we're here today. If we were just building a garage that was serviced by a separate utility and driveway access, that has been administratively approved.

The criteria that are used for evaluating variance within the code are that it is not contrary to the public interest and we believe that this proposal has no negative impact on the public interest. In fact, any other developments in the area would create the need for variances or disturbances that are expressly avoided in the current code. It has to have unusual and extraordinary circumstances and we believe this site very much meets that criteria in terms of its unique topography, its history, the newly built infrastructure and really it's about if you were to strictly apply the code in this situation it means that Ms. Sahlin could not realize the same intensity of development that is allowed by right for all other properties in the County and that is essentially the purpose of a variance at its core. And ultimately the spirit of the Sustainable Land Development Code is upheld and that substantial justice is done. And here I have quoted again the purpose of the Sustainable Land Development Code for accessory dwelling units and it is literally for this type of situation we're trying to create where we can allow Annie to age in place on her family land.

With that, I'll stand for any questions from the Planning Commission or staff.

CHAIR GONZALES: Thank you. I have one question. On that drawing that you showed us, you showed us the road, the whole sketch of the road, I noticed it showed a culvert in the middle of that driveway. Has that culvert been sized yet?

MR. WERWATH: It was sized in our drawings based on a culvert in the same – so there's actually a culvert across the same arroyo right about here at the bend in the newly built road – so we sized it based on what they were required to build since it's just a little bit further down the same arroyo.

CHAIR GONZALES: So you just matched it.

MR. WERWATH: Yeah, in the conceptual drawings we provided we just matched what was already there in terms of the existing – it was just built and just permitted. So it was done off the proper flow calculations and all of that. But, of course, that's not a final design. We'll hire a proper engineer and of course do all the calculations and things that are needed.

CHAIR GONZALES: Okay, thank you. Does the Commission have any questions for the applicant?

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

CHAIR GONZALES: Steve, go ahead.

MEMBER KRENZ: I'm just wondering, you're bringing in new power to this dwelling and did I understand correctly that there's power going down this new road that you're showing on the site plan overview that goes to your neighbor and that that is underground?

MR. WERWATH: Yeah, that is correct. There is existing high voltage underground power that runs along that roadway in that easement. So we would just be extending power underground for this 60, 80 feet to the dwelling.

MEMBER KRENZ: Okay, thank you.

CHAIR GONZALES: Okay, any other questions from the Commission to the applicant? J.J., where are you?

MEMBER J.J. GONZALES: I'm here. I have no questions, Mr. Chair, at this time.

CHAIR GONZALES: Thank you. Anybody else? Okay, I'll open this to the public. Is there anybody out there that has any questions or comments about this project? Going once, twice, three times.

MS. LUCERO: Mr. Chair, just a reminder, if there is anybody – I see a call-in user and if they want to speak they'll have to press star 6 to unmute themselves.

CHAIR GONZALES: Any call in users? Okay, I would say not. What's the pleasure of the Commission? Any discussion?

MEMBER KATZ: Mr. Chairman.

CHAIR GONZALES: Yes, Mr. Katz.

MEMBER KATZ: First of all, I would like to thank the applicant for the presentation and express my happiness to have a variance request that is for the purpose/desire to – it's not to build something that is at the top of the ridge; now when did that come up? And that everyone will see but to build something that is pretty much completely hidden from public view. I think there is every reason and it is wonderful that they are making it possible for the current owner to remain on the property and age in place.

With that, I will make the finding that the criteria for the variances have been met as detailed by staff and move to approve the application.

MEMBER KRENZ: Mr. Chair, and I second the motion.

MEMBER LOPEZ: I'll second the motion.

CHAIR GONZALES: Okay, I think Steve did that.

The motion passed by unanimous [7-0] roll call vote.

CHAIR GONZALES: Congratulations and thank you all. And, again, these types of variances are the best ones to approve. Good luck up there.

B. Possible Action on the Findings of Fact and Conclusion of Law for Case #20-5120 Anne Sahlin Variance

MS. LUCERO: Mr. Chair, if I could just bring to the attention of the Commission that the final order at the end say that it was approved unanimously 6-0 and

it actually should say 7-0. So if the Planning Commission chooses to approve it, we can make that change before you come in to sign and record the final order.

MEMBER KATZ: We needed a motion first and then we'd move to approve the order with the seven unanimous votes.

MEMBER J.J. GONZALES: Second.

The motion passed by unanimous [7-0] voice vote.

6. Petitions from the Floor

None were offered.

7. Communications from the Commission Members

Member Krenz asked when the Commission may be meeting in person. Ms. Lucero said the Board of County Commissioners are meeting in person; however, the public is not yet permitted. Social distancing is a concern with seven members and the public. She anticipated it may happen in the next couple of months and the Commission would be advised of any development.

Chair Gonzales requested that the Commission see photos of the John Stanton house once it is built and inspected by County staff.

8. Communications from the Attorney

None were presented.

9. Matters from Land Use Staff

None were presented.

10. Next Planning Commission Meeting: July 15, 2021

11. Adjournment

Upon motion by Member Katz and second by Member Martin and with no further business to come before this Commission, Chair Gonzales declared this meeting adjourned at approximately 4:50 p.m.

Approved by:




Charlie Gonzales, Chair
Planning Commission

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ATTEST TO:


KATHARINE E. CLARK
SANTA FE COUNTY CLERK

Respectfully submitted by:


Karen Farrell, Wordswork



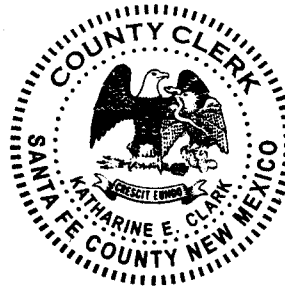
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

PLANNING COMMISSION MI
PAGES: 12

I Hereby Certify That This Instrument Was Filed for
Record On The 15TH Day Of July, 2021 at 04:26:16 PM
And Was Duly Recorded as Instrument # 1959518
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark

Deputy  County Clerk, Santa Fe, NM



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