

PLANNING & ZONING COMMISSION MEETING

THURSDAY, MARCH 28, 2018- 6 PM
TRAINING ROOM, PLANNING & LAND USE
409 N PASEO DE OÑATE, ESPAÑOLA, NM 87532

IN ATTENDANCE:

COMMISSIONERS

A. ERLE WRIGHT, PARLIAMENTARIAN
ADÁN CASADOS
CLYDE VIGIL, CHAIRMAN
D. EDWARD HUNTER
DINA QUINTANA

STAFF

ALISON GILLETTE, PLANNING DIRECTOR
RICHARD HUBLER, CITY PLANNER
DESIRAE J. LUJAN, GIS SPECIALIST

Adán Casados and Dina Quintana, new Planning Commissioners, introduced themselves and shared their background.

DISCUSSION OF ZONING CHANGE PROPOSALS

Director Gillette gave an overview of the current zoning and its history. At this time staff is recommending that parcels that are in use as institutional, such as the college, hospital, City Hall and schools, be changed to Residential - Office - Institutional (R-O-I). In addition, because the zoning was initially created by an offset from the street centerlines, and not by parcel, hundreds of parcels have two or more zones — “split zoning” — which should be designated with one zone that makes the most sense. The goal is to transition into parcel-based zoning. She stated that zoning amendments maybe handled in two (2) rounds. There will be more work sessions, and then a formal recommendation to City Council requesting adoption of an Ordinance to amend the zoning. She specified that there would be a lot of work and public hearings in between the work sessions and City Council, as some may have legal argument. Mr. Hubler added that in some cases the suggested change would be in the best interest of the property owner.

Director Gillette referenced the Comprehensive Plan’s recommendation to address the zoning. She displayed the proposed zoning and explained the intent of some of the suggested changes. She reported that the changes would create some legal non-conforming properties, making a sunset clause necessary.

Commissioner Casados inquired if the city had any coordination with the Pueblos. Ms. Gillette informed that Ohkay Owingeh has been responsive to the city’s concerns, and have agreed to work with the city to demolish some of their vacant structures. Commissioner Casados referred to the Pueblos buying more properties and making them sovereign. Mrs. Lujan shared that private parcels purchased by Pueblos still fall under the city’s jurisdiction, until the Pueblo entrusts the land.

Commissioner Casados asked if Santa Fe County had any jurisdiction. Commissioner Wright responded that only for tax purposes. Mr. Hubler added that State Statute allows for an Extra Territorial Zone (ETZ) of a 3-mile buffer. In the past, the city signed away its rights to Santa Fe

County; however, those rights need to be researched with Rio Arriba County. Commissioner Wright revealed that as with any Memorandum of Understanding or Joint Power of Agreement, the City can back out at any time. It would give the city a 3-mile buffer for planning and platting. Chairman Vigil questioned how an ETZ would affect annexation; Commissioner Wright responded that it does not affect it. Typically, the city and county would have annexation agreements to document which entity would be providing services and maintenance to roads and parks. Commissioner Casados asked if Española was still trying to redistrict its boundary. Mr. Hubler communicated that the vast majority of annexation has been at the request of property owners. The city had explored stretching that boundary on the east side; however, one component of annexation is a benefit analysis and the trade-off has not been clear.

Commissioner Wright stated that the city should go back to neighborhood zoning, and protect the historical aspect of the area. He voiced that it is going to be hard to get people to agree to be downzoned — it is going to open the city to a lawsuit. Director Gillette informed that she has reached out to the Municipal League Attorney for assistance, and he has informed her that property owners do not have to agree to the change; however, they have to be notified and given due process. She communicated that the only suggested changes are to those “split-zoned” properties that would be administratively denied because they do not meet the Code requirements for commercial development. Commissioner Wright noted the Euclidean Zoning is outdated. Director Gillette agreed; unfortunately, it is what the city has to work with.

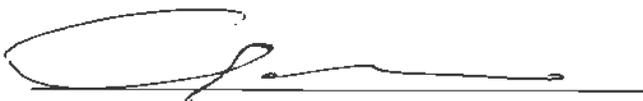
Commissioner Wright inquired the location of the proposed Metropolitan Redevelopment Areas (MRAs). Director Gillette described the MRA locations, and specified that it is an overlay —the underlying zone would still exist. Mr. Hubler voiced that the goal is to determine a zone that makes sense for those properties that have “split-zoning”. An interactive map depicting the existing zoning next to the suggested changes provided comparison.

Commissioner Wright stressed that the acequias need to be shown and taken into consideration when addressing zoning and development. Allowable uses need to be analyzed, and incentivize development and density for the preservation of the acequias — the trend is viable and can help the community. Mr. Hubler suggested addressing the acequia component with an overlay, instead of building it into the zoning.

Chairman Vigil stated that housing is greatly needed, as well the maintaining traditional communities. Commissioner Casados commented that the changes are a good start.

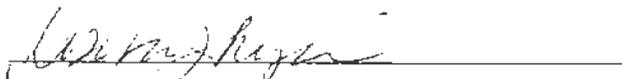
MEETING ADJOURNED AT 8:22 PM.

APPROVED by the City of Española Planning Commission this 9th day of May, 2019.



Clyde Vigil, Chairman

ATTEST:



Desire J. Lujan, GIS Specialist