The Development Review Committee (DRC) will consider the following agenda on 06/08/2022 at 9:00 A.M., in Room 1158 located at the City Hall, 700 North Main Street, Las Cruces, New Mexico.

1. Call To Order
2. Approval Of Minutes
2.1. MINUTES FOR 04/27/2022
   Documents:
   
   04-27-22 DRC MINUTES.PDF
3. Old Business
4. New Business
   4.1. Mesilla Valley Community Of Hope Master Plan:
       - Review and recommendation of the campus master plan for the Community of Hope campus.
       - The master plan outlines the existing conditions, constraints, and potential options for growth and operations of the campus.
       - Highlights of the plan include recommendations for rezoning, land acquisition, site, infrastructure and facility improvements, and lease amendments.
   4.2. Case 20CS0500024: Supreme Subdivision No. 1.
       - A request for approval of a preliminary plat for a 4-lot single-family residential development known as Supreme Subdivision No 1.
       - The proposed subdivision encompasses 0.949 ± acres, is zoned R-1aM (Single-Family Medium Density Mobile), is located on the south side of Payan Road and north of Lemo Road.
       - The subdivision proposes to replat one existing residential lot into four new residential lots.
       - Submitted by Borderland Engineers & Surveyors, LLC., representative.
   4.3. Case 20CS0500119: Mesa Grande Estates Unit 4 Preliminary Plat

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services.

The City of Las Cruces will make reasonable accommodation for a qualified individual who wishes to attend this meeting. Please notify the City Community Development Department at least 48 hours before the meeting by calling 528-3043 (voice) or 1-800-659-8331 (TTY) if accommodation is necessary. This document can be made available in alternative formats by calling the same numbers listed above.

Date Posted: 06/03/2022
The Development Review Committee (DRC) will consider the following agenda on 06/08/2022 at 9:00 A.M., in Room 1158 located at the City Hall, 700 North Main Street, Las Cruces, New Mexico.

5. Adjournment

6. Discussion

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services. The City of Las Cruces will make reasonable accommodation for a qualified individual who wishes to attend this meeting. Please notify the City Community Development Department at least 48 hours before the meeting by calling 528-3043 (voice) or 1-800-659-8331 (TTY) if accommodation is necessary. This document can be made available in alternative formats by calling the same numbers listed above.

Date Posted: 06/03/2022
DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, April 27, 2022, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Mark Dubbin, Fire Project Department
Meei Montoya, Senior Engineer, Utilities
Dominic Loya, MVMPO
Katarina Provenghi, MVMPO
Gary Skelton, Engineer, Public Works
Mike Kinney, Plan Review Engineer, Com. Dev.
Jacob Kidd, Environmental Compliant Officer

STAFF PRESENT: Katherine Harrison-Rogers, Senior Planner, Com. Dev.
John Castillo, Planner, Community Development
Becky Baum, Recording Secretary, RC Creations, LLC

OTHER PRESENT: Paul Pompeo, Souder Miller
Mike Johnson, Souder Miller
John Moscato, Sierra Norte

1. CALL TO ORDER (9:00 a.m.)

Weir: Good morning everybody. We have a quorum of the DRC so I'll go ahead and call it to order.

2. APPROVAL OF MINUTES

2.1 March 23, 2022 Minutes

Weir: The first item of action are approval of minutes. We have the March 23, 2022 minutes. Do I have a motion to approve or motion to amend?

Dubbin: Move to approve.

Weir: I have a motion. Do I have a second?

Montoya: Second.

Weir: Okay, I'll do just a verbal roll. All those in favor.

MOTION PASSES UNANIMOUSLY.

Weir: All those opposed. So those minutes are approved.
2.2 April 13, 2022 Minutes

Weir: The second set of minutes we have are April 13, 2022. Do I have a motion to approve or amend?

Dubbin: I'll make the motion to approve.

Weir: Do I have a second?

Skelton: Second.

Weir: Okay. Again, I'll just do a voice vote. All those in favor?

MOTION PASSES UNANIMOUSLY.

Weir: All those opposed? Okay. Those minutes are approved also.

3. OLD BUSINESS

4. NEW BUSINESS

Weir: I have a request to change the order of items to discuss if there's no opposition. Is it all right if we discuss Mesilla Valley Community of Hope Master Plan first? Okay I'll take that as okay.

4.2 Mesilla Valley Community of Hope Master Plan

- A City contract with Huitt-Zollars to prepare a master plan for the Community of Hope campus to assess its current physical condition and management structure, analyze future development and management options, and recommend a preferred scenario.
- The Development Review Committee (DRC) has been asked to review the final document and provide a recommendation of the report and its recommendations prior to review by City Council.
- Highlights of recommendations include:
  - Rezoning of the properties
  - Leas amendments.
  - Site expansion.
  - Infrastructure/facility improvements.
- For the purposes of the DRC, the focus of the review should be on the Conceptual Development Site Plan (Exhibit 7) and the analysis on which the report's recommendation is made.

Weir: So, Natalie or Katherine, do either one of you want to give an overview of what's taking place?
Green I can give a little background history. So as many of you may know, the City of Las Cruces is the owner of this, it used to be seven, now I think it's upwards of 10 or 11 acres on 999 West Amador or near 999 West Amador. There are five alliance agencies that do service provisions for people experiencing homelessness and low to moderate income individuals. They lease the facility at no cost from the City in exchange for providing those services. And so we have the master lease with the Mesilla Valley Community of Hope and then they sublease to the other individuals on the campus. And so it's been that way for quite some time. A lot of times the nonprofits go after legislative funding to rehab the facilities and so that always presents a challenge because we're responsible for implementing those projects and those fundings. And so as part of their sort of operations, we requested that they do a master plan before they solicit any more legislative funding for rehabilitation.

And so this has been sort of many years in the making. And then coincidentally, around the same time the City purchased the Brewer’s Oil field, and the Horse N Hound, one for the Casa de Peregrinos food pantry expansion and then potential expansion of the campus. And so now we own a pretty substantial piece. And so we wanted to include that in the master plan.

As part of the master plan the consultant also evaluated the management structure, how our relationship works with the nonprofits, how is it? Is it working well with work orders and facility requests? And then how's the whole lease stuff working? So they've done both a review of like the physical structure of the campus, and then the management structure. So they've made a number of recommendations. Back in 2011, 2012, maybe we did a …

H-Rogers: 2013

Green We did a PUD. So as part of, we did a PUD when there would be created Camp Hope, and so they built some additional structures on the property and some pad sites and tent sites. And so when we did the PUD, it did not encompass three other surrounding parcels that we now own. And so that was also included.

The consultant has made a number of facility recommendations. And they also did some conceptual planning around what the campus could look like as it expanded. There is one project that Amador Health got money for that's going to be added to the front of their building and take up some of the landscaping space. And so that only adds to the need for a master plan, so they sort of stopped plopping these buildings everywhere without considering parking and funding and all the other fun stuff we like to consider.
And so in the packet and if can get up I'll pass my surface around, is sort of what the final conceptual plan looks like. And so the consultant met with each of the agencies and sort of asked them like, what's your ideal? What would it look like? So Jardin de los Niños is at capacity, a lot of the services being provided are like incongruent. So you have Camp Hope, and people using the day shelter, while you have a daycare next door. You also have Amador Health added some substance use and harm reduction services, so like a needle exchange and that's also right next to the daycare. So the campus master plan sort of resolves some of those incompatible uses. And it recommends about $25 million worth of improvements to the campus overall.

So this conceptual plan does take into account the 0.7 acres, 0.7 of an acre here and then the added Horse N Hound, and Brewer's Oil piece. The recommendation is to reorient. So the food pantry now resides here, it's moving here, and that project is under construction to reorient Community of Hope as they take over the entire building, so their main entrance is sort of this way, away from the existing childcare center. There's a lack of current parking. Maybe in a little bit we can pull up Google Earth map. There's a lot of parking occurring back here. And so one of the recommendations is to explore a possible acquisition opportunity here so we can have that continuous emergency access to the backside of the building. So this is a potential acquisition piece. The current camp sort of extends out this way and so they're hoping to add additional parking. In the future, if there was a magic wand and we had all the money in the world, ideally we would like to see the daycare move to this area. They're at capacity now, they could potentially double their classrooms. And then that would move sort of that incompatible use out of the main campus for your other issues that are occurring. And then because we did purchase this land with the trust fund, at least some of it will be permanent supportive housing for people experiencing homelessness. And so this is just like the ideal concept plan. And then the other recommendations are to redo the leases to better outline sort of the maintenance issues, to clean up the zoning so it has a continuous zoning designation, and then to also replat because when we acquired this small piece right here, we never replatted it into one.

H-Rogers: I believe there are separate pieces up here as well.

Green: Yes.

H-Rogers: And then just to note this, people would have received recently a plan review for this particular piece. It is moving forward.
Green And then they just got $700,000 or a million dollars to add on to the front, where there's existing, it's their existing landscaping area.

Weir: And so Natalie what you'd like the DRC to do is endorse this plan or ... so that you have official action by a City body that it's been reviewed and looked at and we support.

Green Yes, because it's City owned property it doesn't always necessarily come to you guys to look at, so we wanted to make sure that we got you guys input before it becomes official. A lot of the permitting I think goes to the state and CID, and it doesn't necessarily come through the City.

Weir: And so another question I had Natalie, as the master plan was being developed, the consultants touched base with the departments and got input from that.

Green They did. Most of that was led by Eric Martin. And he had a number of stakeholder meetings. Anthony and I sort of picked up the ball after Eric retired and so we're just kind of pushing it over the finish line. So if you don't like it we'll just blame Eric.

Dubbin: I don't know that, was Fire involved in that.

Green I'd have to go back and look at (inaudible).

H-Rogers: Yes, they were if I recall.

Dubbin: Was someone from Fire there?

H-Rogers: I'm pretty sure. Yes.

Dubbin: Okay.

H-Rogers: There were several meetings, but yes, it may have been Cody, it may have been someone else.

Dubbin: Okay.

H-Rogers: But yes. Yes, I just wanted to make sure MRH was (inaudible).

Green I want to say Paul.

Dubbin: He'd be my first choice.

Weir: So what I'd like to do is kind of treat this like a normal case the DRC looks at and so I'll open it up to any of the DRC members, if you have any
questions or any comments or any issues that you think need to be I guess given by today and could be incorporated or as the master plan. So Natalie I assume after we look at this, at some point in time City Council will need to look at it and take action, endorsement or approval.

Green: That is our intent is that it would go to Council to kind of give their final blessing. So the way it sits now, and one of the reasons we even bought the Horse N Hound is because you have huge 18 wheelers coming down, parking, dropping off food. They're obviously using the back for parking. There was a lot of ponding and flooding issues in this area. In fact, this property owner, occasionally when it rains, pumps out his water. I think this will be the deep end from their water. Pump his water into our campus. They're using this all backside for parking. And if they build, well they are building that one building, it blocks off any ...

H-Rogers: Circulations.

Green: And then each of the agencies have a substantial amount of storage containers that they're using. And so this purchase would also facilitate maybe some joint storage opportunities. And so the other suggestion that I didn't cover is the soup kitchen is sandwiched in between Amador Health two facilities. And so Amador Health has gotten money to rehab this facility and this facility and half the roof and half the roof, but they're kind of in the middle. And so can they move out to this portion and better, they work closely with Casa de Peregrinos and food services, so it would make more sense for them to also move out. And then Pamela can take over the entire building and then hopefully that'll limit her desire to continue to expand outside of her acceptable footprint. And so I know Jardine is looking at still moving, but they need some playground equipment. And then there's been a lot of deferred maintenance. And so the consultant is also recommending some capital infrastructure projects, like improving the electrical and the parking lot, a lot of the landscaping has become very ugly and is gone.

H-Rogers: Or was cut down by adjacent property owners.

Green: Yes, prior executive director's cut down some of the trees or off the Horse N Hound cut down all the trees along the driveway as well.

H-Rogers: I know some of the things that were discussed was potentially having some sort of cross access and maybe long term that will be looked into. But it really is problematic because of EBID and then the FYI stuff over here.

Dubbin: That was my question. It would be good, especially with the truck traffic and then the fabric to have access to from Valley.
Green And FYI is looking at doing something on the backside, so that may give us an opportunity to do that.

H-Rogers: Yes, it would.

Green They are installing a second driveway from Amador to the private drive on the left, my direction is left, of the Horse N Hound building.

Dubbin: Okay. Who owns that narrow parcel between FYI …

Green The City.

H-Rogers: We own this.

Dubbin: Okay.

Weir: And that's part of the replatting efforts.

H-Rogers: It'd have to be, and I don't think we rezoned that. Did we?

Green No.

H-Rogers: Yes, so it'd have to be rezoned.

Green It wasn't included in the PUD and it needs to be. It was supposed to be replatted when we acquired it. And then they tried to do a lot of the utility and document the utility easements, and that is also sort of a mess because we didn't own the other parcels, so they all come through the driveway. And I know FYI has a lot of trouble with their sewer and their sewer lines. So improvements to the utilities could eventually be a project as well.

Weir: Mark were there other comments that you wanted to make?

Dubbin: No. No I'm sure Paul or Cody's weighed in on that. Thanks.

Weir: Okay. Mike, you had wanted to make comments or.

Kinney: Just I think Natalie covered some of it but like landscaping. I know that for quite, for several years the existing landscaping, what does exist out there doesn't meet code. And are they planning on bringing all that up to code?

Green Are they? Probably not. Are we as the City, it's a recommended project that we could undertake as part of the capital improvement plan.
H-Rogers: And I would say improvements, not necessarily up to code, because I don't know that there's actually available land or monies to do that in the end, but it will be improvements to.

Green: But I would hope that Public Works as part of the Horse N Hound consider some of those landscaping, but don't hold me to that one.

H-Rogers: There's no one from public works.

Kinney: That could be an awful lot of money. That's for sure. How about on the property to the north? The two properties, which are on either side. Not that one, but right below it, those two. Is the City actively negotiating to buy them back?

Green: Yes.

H-Rogers: Yes. We owned them once.

Green: So, we have our first appraisal. We're looking at the second appraisal. Normally, I don't think we would have considered it but based on Pamela's activities, at this point it's just necessary to have that access.

Kinney: Because I know that when I was involved as a project manager in Public Works for that they're going to add that dental clinic without acquiring that property, then there would be no way to get circular traffic around the original building that was built back in the early '90s.

Green: Yes and the parking is definitely under sized given their expansion. I mean St. Luke's used to be a five person volunteer clinic, it now staffs like 30 people and is open full time.

Kinney: And I know that with Mr. Dubbin before the south portion of the client building where you have the dogleg right on the southern portion, right there that road there, and they have parking there. A pumper can't get back there. And that's where the fire department connections are, on the back of the building, and there's no access around the building.

Dubbin: Yes, it's kind of in a bad spot.

Kinney: I know, for the master Plan that's a good idea to try to acquire the property, but if it's never acquired then we still have a safety issue.

Green: We have a willing seller.

Kinney: Just got to agree on a price.
Green: Yes.

Kinney: That's good.

Green: And Council to agree to the funding.

Kinney: And drainage has been a problem out there, but I believe …

Green: Yes.

Kinney: Hopefully, that got resolved. And you're saying now that the owner of the property …

Green: So they are recommending …

H-Rogers: See all the water. That's all water.

Kinney: Well somebody needs to look at the, has streets maintenance looked at the …

Green: They tried to resolve some of it, and they have, but when they, so this actually used to be the ponding for this.

Kinney: Right.

Green: There was a channel here and they …

Kinney: Right. And they blocked it off. And we put in a drop inlet right there at that corner.

Green: Yes.

Kinney: And now it's ponding again.

H-Rogers: It's clogged I'm sure.

Kinney: That's part of it clogged.

Green: So he put concrete here to block off the ponding that way and then actually when his area floods, he gets a sump pump and pumps it into our driveway, which is just …

Kinney: Yes, I just, okay. Somebody need to …

Green: But I think Public Works …
Kinney: You can call streets to help them or have Peter look at that.

Green: They did something.

Kinney: Look at that camera here again.

Green: They did something like two years.

Kinney: Yes, I was the project manager for that.

Green: And I think they've resolved some of it because that pictures from '16 right

Kinney: Was that a 2016 picture? Okay. Never mind. I'm, so wait a minute. There we go.

H-Rogers: I don't know why my pictures were back on 2016. Sorry, my apologies. Let's move forward in time.

Dubbin: Living in the past.

Kinney: Okay.

Green: It resolved, yes.

Kinney: I thought it was clogged. Sorry. Roseanne Roseannadana was saying, like, never mind.

Weir: Anthony, anything you'd like to add?

Garcia: Not, well. No you guys covered it all.

Weir: Meei.

Montoya: Yes. We have reviewed the plan that was submitted. That was not submitted, it was e-mail for the dental clinics. And I will provide a comments back to the department who actually e-mailed the drawing. And then we also have conversation was Public Works for the development of that big empty parcel to see how the utility is going to be extended from Amador, yes into that empty parcel area. So we have some conversation and the Utility would like to, I know that the building and everything will be reviewed by CID, but the Utility for any connection to the City Utility and if the line is going to be extended and maintained by Las Cruces Utility, those plan has to be revealed by Las Cruces Utilities. And as always, that being said that Natalie that you mentioned that the building that has sewer issue, Katherine, can you point to it?
H-Rogers: Yes. Which is not ours.

Montoya: Okay. But then we got e-mail, whenever there's a problem, saying that what can you do? What can you do? And actually that building, when it was planned there's a little private grinder station to pump the sewer into the driveway, because when you, pan it down a little bit, yes. So the gravity sewer line end there and there's only about five feet deep. And that is why they need to have a little pump station. And then pump station if you don't maintain it, they are going to give you a problem. But we have a manhole at the corner of Amador and that big empty parcel. We have a manhole right, yes outside the street. That manhole is about 20 feet deep. It's really deep. So I'm thinking that if we can work together to maintain the depths of the sewer line, perhaps that FYI, is that an FYI building, can eliminate their dip station and just drain by gravity. But then you have to keep the sewer deep enough for them to be able to join by gravity, so they can eliminate that lift station and then somehow just drain it much.

Green: And I think given how much lift station as costing them every time they have to get it serviced, they would actually consider connecting if we would grant them.

Montoya: They should.

H-Rogers: Mcswain, this is actually a City road and then adjacent to, just so people know, adjacent to EBID. And the problem is Mcswain is on the wrong side of EBID to get any of these.

Montoya: So all we are asking is that if you have any planned development just e-mail to us or whatever the way that you want that for us to review it. So that way we can work together and solve some previous problem. And so we can take over the line if you want us to.

Green: Yes. And so the Brewer's parcel, the development of that is controlled by the trust fund by the housing section, so we will absolutely include you guys. It's not a, it wouldn't be a Public Works, not that they're not inclusive.

Montoya: But Public Works is the one ...

Green: We would be inclusive.

H-Rogers: Yes, Public Works did send that, this one down here to everyone recently. I don't know, did you all from Utilities receive these plans? Because we didn't.

Montoya: We did.
H-Rogers: Although we discussed them we didn't actually see the final plans.

Montoya: We did. We did. And then it's about a month ago Public Work called us, Jennifer Morrow's group called us to show us what the plan for Utility extension to the west of that building. Because they are going to develop a driveway all the way down and they want to know how the utility should be extended. But we haven't seen any plans, we just saw the e-mail.

H-Rogers: Okay.

Montoya: So those plans has to come to utility for review so we can work together.

H-Rogers: Okay.

Montoya: That's all I have.

Weir: Okay. Thank you. Gary, anything from Transportation or Traffic and Public Works?

Skelton: Has a TIA for this development been submitted?

Green They may have done one for (inaudible) but I don't, maybe not.

Skelton: Okay, with all the changes we've taken place in I don't know if we might need to see that TIA for that development if we have one.

H-Rogers: So Tony was heavily involved in some of the reviews on this and I'm not really quite sure if you and Hector had those discussions, but you may want to double check him.

Weir: MPO. Anything?

Loya: Nothing from MPO.

Weir: Thank you. Anybody else have any comments or input they want to provide? So I guess that brings us as to is everybody as a group comfortable with the master plan as it is or anything you want to add to it? Do you want another … What's your timeframe to go forward to City Council Natalie?

Green I am waiting for the appraisal, the second appraisal to come back on the property before I sort of put this out there because I don't want the seller to think that we absolutely want his property. Know what I mean?
Weir: So, I guess the DRC members, would you like additional time to review the master plan and so we can table it and then bring it back? Sounds like there’s not an issue timewise. If there’s no more discussion, I’d entertain a motion to table.

Kinney: Motion.

Weir: Do I have a second?

Montoya: Second.

Weir: All those in favor?

MOTION PASSES UNANIMOUSLY.

Weir: All those opposed? Okay. Just let us know when you’re ready to put it back on the agenda and we'll do that.

Green: Yes. I don't know if who from Fire and I'm not sure who from Utilities participated, but there are like utility maps if you have additional recommendations.

Dubbin: I'll double check.

H-Rogers: I can go back because maybe some of the old meetings that were scheduled to who was listed on those because I don't recall.

Dubbin: I'll ask.

Green: I remember Paul for sure. But I don't, the meetings are weird.

H-Rogers: I second that.

Garcia: And I'll look into (inaudible) documentation and see what he has going too because I have his one page.

H-Rogers: Okay. Okay, thank you.

4.1 Case 21CS0500140: Sonoma Ranch North Phase 6 Subdivision Preliminary Plat
- A request for approval of a preliminary plat for a 62-lot single-family residential subdivision known as Sonoma Ranch North Phase 6 subdivision.
- The proposed subdivision encompasses 25.09 +/- acres, is zoned r-1a/-1b (Single-Family Medium Density and High Density), is located on the east side of Sonoma Ranch Boulevard.
• The subdivision will dedicate a tract of land for a park, and multiple tracts of land designated for drainage and utilities.
• Submitted by Souder Miller and Associates, representative

Weir: So that would bring us to our next case, which is the Sonoma Ranch North Phase 6 Subdivisions Preliminary Plat. Paul, Mike, and John are you ready to discuss now?

Pompeo: Yes.

Weir: Okay. Well I'll ask CD John if you can give an overview.

Castillo: So today we're going to have the Sonoma Ranch North Phase 6 Subdivision Preliminary Plat. We're requesting for approval of the preliminary plat. It is a 62 lot single-family residential subdivision, known as Sonoma Ranch North Phase 6. It is approximately 25 acres and in size. It is currently zoned R-1a/R-1b, which is our single-family medium and high density zoning districts. And it's located on the east side of Sonoma Ranch Boulevard. The remaining portion of this subdivision will go ahead and dedicate multiple tracts for drainage and a tract of land for a park.

Weir: Souder Miller, anything you want to add or comment upon?

Pompeo: Thank you Mr. Chair. Paul Pompeo with Souder Miller Associates. I think John pretty much summed it up. There is one tract that's open space, recreation, and drainage. Our proposal is to split it into two separate tracts, so two acres will be a park, the rest will be drainage. So we'll have that physical split. So won't have the battle between Parks and Rec and Public Works. Just for the, there is a sewer line that's going to be abandoned and relocated. It's running through the area now taking wastewater from the west of Sonoma Ranch. There are also some commercial tracts that front Sonoma Ranch, but those are not part of this plat. And we'll be continuing to split those out using alternative summary. So with that, that concludes my summary. And I'd be happy to answer any questions that the DRC might have.

Weir: John, it's been under review. Are there any outstanding comments?

Castillo: There were outstanding comments from Utilities and Engineering. I did speak with Mike Johnson earlier this week, he was going to provide us the updated plat that address those comments. I haven't checked to see if it was sent out yet for review.

Pompeo: Those comments have been addressed and uploaded.
Weir: So they're still in, need to be reviewed. Go ahead Meei.

Montoya: Okay. At this time that I believe the resubmittal of the preliminary plat was the conceptual utility plan was just submitted either yesterday or day before yesterday. We had a meeting with Mike maybe two weeks ago. So I don't think we have gotten the time to review that conceptual utility plan yet. But we will work with them, if we have any issue we'll call them, we probably won't try to go through another review.

Weir: Okay. Thank you. Mike you had comments.

Kinney: Yes, I would refer to Mr. Kidd as to the flood plain questions.

Kidd: So, I do just have one question regarding tract E. Are you guys planning on going into this 100 year flood zone?

Pompeo: We're planning to develop this into, this is our stormwater containment area. So, there will more likely than not be construction activities that do go into the boundary of the flood zone that are there. But this will be a drainage tract for stormwater containment for this subdivision.

Kidd: So the disturbance into this might trigger the need for a Glomar and Lomr for this project, but I believe the flood notes address ... yes, so the comments on this plat do address the need for following the NFIP regulations. So that should be okay. I just wanted to make sure if you guys were going into that flooded boundary or not.

Pompeo: Well I can see this, we'll try to stay out of it. If not, then we'll have to come back and follow those requirements.

Kidd: Okay.

Weir: Okay. Katherine, John, outstanding comments from CD.

H-Rogers: I just have one comment. And I'm going to look to Gary as well on this. It's not particular to this but the future alternate summary subdivisions for commercial, is there an intent to have shared access on as many of those parcels as possible?

Pompeo: Yes.

H-Rogers: Okay. Because I would really encourage you to do that.
Pompeo: Right, that's been discussed numerous times in the past and we do have joint access on some of the other commercial properties up above. So yes.

H-Rogers: Okay. Just because it's you know there's this sort of steep slopes.

Pompeo: Right.

H-Rogers: And curvature of the road. So thank you very much. I appreciate that. I just wanted to put that on record

Weir: Gary.

Skelton: I already spoke to Mr. Johnson about this, they addressed some of the CST or clear sight triangle notifications on some of the corner lots, but there's some additional ones that don't appear to have those and I provided copies of that to see about adding them to the plat. Other than that I don't see any other issues. Be okay with approving with the contingency they address the CST.

Weir: Mark, Fire.

Dubbin: Mr. Chairman. I'm look real quick. It' this lot here.

Pompeo: We put this eyebrow in so we can come in off the, off of here. That's 82, that's 58. So 132. To here Mark or to here. 132 here.

Dubbin: So we've got to be able to park within 150 feet of what would be the back of the house. So that might put us further away than that.

Pompeo: Would the, now this acre. I mean this is a larger lot here so it's not 61. There just needs to be a combination on the site plan for that.

Dubbin: You can probably pay a driveway a certain distance in. So that we knew we'd have paved access to that house.

Pompeo: Do we just need to put that on as a note to the plat for the, when at the time that the lot development plan for this lot is submitted it has to address that.

Dubbin: Yes, we can address that later, or we could require that that lot have a sprinklered house on it.

Pompeo: I just got the no, we'll put the driveway in.
Dubbin: We could address that later.

Weir: Mike did you have a comment you wanted to make.

Johnson: No, I was just going to maybe comment if we possibly could get Meei's conditional approval that we'll address utility plan prior to P&Z get all of her comments which is what May 22nd.

Weir: Your thoughts on that, if you would prefer?

Montoya: This DRC can approve the preliminary plat even if still in review.

Weir: Conditional that all comments are met, because it'll have to go to P&Z for final approval. The other thing we can do is if you think you can get the review done we could schedule for next Wednesday. I don't think that will ...

Montoya: I think we could, I think we can get it done probably even before Friday, before this week. And we'll call you if there's something that we pick it up in office that we need to talk to you, otherwise we can condition our approval just in writing in Excella.

Pompeo: Meei, so is it possible today to get conditional approval with that understanding that we'll address any of your comments?

Weir: What would happen Meei is if they didn't address those comments we wouldn't schedule it for the May P&Z meeting. And so the June before the Planning and Zoning Commission, and we wouldn't even put it on the docket or the agenda, unless all your comments were addressed.

Montoya: Okay. Yes, I will. I'm okay with that. Because I did not know that we are coming here to approve this. Thought we wanted to come here to talk about this is if it's still pending in the review.

Weir: We've done that on occasion. But if you were more comfortable we could table today, and I said put it on next Wednesday's meeting minutes. But if it's things that you've agreed to, and you just want to see it corrected, I'd be comfortable.

Montoya: I think our intention is to get it approved in this review cycle. We just got the review; I believe either yesterday or day before yesterday. So I can go back and work things out with the engineer and then we want to conditionally approve this or just approve this.

Weir: I would conditionally approve it.
Montoya: Okay.

Weir: And it sounds like they have to go through filing that. MPO do have any on the plat.

Loya: No. No comments.

Weir: Okay. Mike.

Kinney: I have a question about like on some of the previous subdivision like Phase 5, it said there was a berm, construction berm built down into the arroyo.

Pompeo: Yes.

Kinney: And I did have, for the approval of Phase 5 there were certain contingencies for the approval. I don't know if those contingencies were ever addressed, even though it's in final approval process. But for Phase 6, I don't, have you, one of the conditions we'll probably have for construction is a construction easement for, I would assume you were planning on doing the same thing, having a berm down into the arroyo.

Pompeo: Yes. It's not as pronounced as it is over here. But yes there will be some fill activity going on there.

Kinney: Okay. We need to get a construction easement for that.

Pompeo: Okay.

Kinney: You know I realize that it was done for some of the other phases, but there's you know like the drainage tracts, the drainage tracts run you know, which are dedicated to the City, but technically the City's maintenance responsibility ends at the boundary of the subdivision. And those rundown continued into the arroyo which is the adjacent property. So some of those do have maintenance issues, right.

Kidd: It currently is, in previous zones.

Kinney: And eventually you know they're going to have to be addressed and I just you know now that we're aware of you know those issues and questions and stuff, I just don't want to, I'm not going to vote no for the subdivision. But when it comes to construction and stuff, we're going to have to, that has to be addressed. Because Phase 5 nothing on the contingency to my knowledge had been actually addressed on that.
Pompeo: Okay. Probably Mike. what will have to happen just right now is that probably myself and Mr. Moscato are going to have to come in and talk to you about those specific items dealing with that berm and the easements and things like that. But we can definitely come in and have that conversation with you. Just make sure we're all up to speed on it.

Kinney: Okay. Thank you.

Weir: Any other comments or discussion by DRC members? Anything else the applicants want to mention? John, do you have a recommendation?

Castillo: I have a recommendation that we approve with the conditions that we meet the utilities comments be addressed prior to going to the Planning and Zoning Commission, as well as (inaudible).

Weir: We've had discussion, we've had recommendation. Do I have a motion to approve Sonoma Ranch North Phase 6 Subdivision Preliminary Plat?

Kinney: Motion to approve

Weir: With the conditions that all outstanding review comments will be addressed before going to P&Z.

Kinney: Yes.

Weir: Okay. Do I have a second?

Skelton: Second.

Weir: I'll go ahead and do a roll call for that. And I'll leave you off to the hook. Mark won't go first. Community Development.

Kinney: Yes.

Weir: Okay. Parks and Rec is absent. Public Works.

Skelton: Yes.

Weir: Utilities.

Montoya: Yes.

Weir: MPO.

Loya: Yes.
Weir: And Fire.

Dubbin: Yes.

Weir: Okay. So we've made a recommendation to approve the preliminary plat, if all the conditions are met, we'll get it on to the May meeting.

5. DISCUSSION

Weir: So that brings us to the end. I'm going to change the agenda a little bit. I'm going to have number six discussion before adjournment. Is there anything else the DRC members would like to discuss? Not seen anything

6. ADJOURNMENT (9:45 a.m.)

Weir: I'll entertain a motion to adjourn.

Dubbin: So moved.

Weir: Do I have a second?

Kinney: Second.

Weir: Okay. All those in favor?

MOTION PASSES UNANIMOUSLY.

Weir: All opposed?

Chairperson