



City of Española
Planning and Zoning Department
405 North Paseo de Oñate
Española, NM 87532
(505)747-6061

May 12, 2011

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Planning Commission Meeting
May 12, 2011
6:00 PM
City Council Chambers
405 N. Paseo de Oñate, Española, NM 87532

The Planning Commission Meeting was called to order at 6:02 PM, by Chairman Erle Wright. The following were present:

Commissioners: Erle Wright, Chairman
Laurie Koontz, Vice Chairwoman
Richard Beaudoin
Amrit Khalsa
Sunee Sandoval

Commissioner
Absent: Anissa Martinez

Staff: Larry Valdez, Planning Technician
Isabelle Martinez, Code Enforcement Officer

Item II Pledge of Allegiance:

Chairman Wright led the Pledge of Allegiance.

Item III Approval of Agenda:

As presented:

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Agenda
- IV. Public Concerns
- V. Item for Consideration
 1. Commercial Site Plan Review. Dekker/Perich/Sabatini, Architects for Presbyterian Hospital are requesting a commercial site plan review for the proposed construction of a 53,845 square foot addition and helicopter pad relocation to the existing Española Presbyterian Hospital, located at 1010 Spruce Street. This property is zoned R-6, Urban Residential District.
- VI. Approval of Minutes
April 14, 2011
- VII. Matters from the Planning Commission
- VIII. Matters from the Planning Staff
- IX. Adjournment

Chairman Wright asked if there were any changes to the agenda. Mr. Larry Valdez, Planning Tech, responded no. Being that there were no changes or oppositions, the agenda was approved as presented.

Item IV Public Concerns:

None

Item V Items for Consideration:

1. **Commercial Site Plan Review. Dekker/Perich/Sabatini, Architects for Presbyterian Hospital are requesting a commercial site plan review for the proposed construction of a 53,845 square foot addition and helicopter pad relocation to the existing Española Presbyterian Hospital, located at 1010 Spruce Street. This property is zoned R-6, Urban Residential District.**

Commissioner Sandoval stated that her mother shares a fence line, on the north side, with the hospital. She added that she could listen to the information presented and make an unbiased decision. She asked if anyone present had any objections. There were none.

Mr. Valdez read staff's report as follows:

Executive Summary:

In accordance with the City of Española, Development Code, Article IV, Section 153, *Development Plan Approval*, the applicants shall comply with the following:

1. *Applicants for new construction of individual buildings or additions shall receive Planning Commission approval of a development plan prior to issuance of a building permit. A development plan is required in the following circumstances:*
 - a) *Any new commercial development*
 - b) *Any application for subdivision into three or more lots for residential or commercial use*
 - c) *Any expansion of an existing site for which there has never been an approval development plan*
 - d) *Any change of use for an existing site with or without an approved development plan*
 - e) *An expansion of more than 2,000 square feet of gross floor area and/or land use area for an existing site with an approved development plan.*

2. *A development plan for approval by the Planning Commission. For the purpose of this section, "development plan" means a plan drawn to scale, certified by an engineer and/or architect, showing the locations of existing and new structures; location map, lot coverage, height and gross floor area of structure; lot area, the placement and arraignment of buildings and the uses to be included; on site drainage, retention and detention areas, drainage flow, proposed lighting of the premises; internal vehicular and pedestrian circulation; vehicular and pedestrian ingress and egress from adjoining streets; recorded and proposed easements; location of off street parking and loading facilities, any significant natural features, including drainage and vegetation; location and type of landscaping; and the type of visual screening such as walls, fences and landscaping. If it is proposed to develop the plan in phases, the phases of development shall be indicated along with any other information requested by the Planning Staff, DRT or Planning Commission.*

Summary:

Espanola's Presbyterian Hospital first established itself at this location in the 1940s. At that time it was operated by the Methodist Church. In the 1970s Presbyterian Health Care services took over operations bringing it to where it is today.

Over the course of years various additions and renovations have been added to the hospital, the latest being the medical office building on the south end of the complex completed in 2009. As a result of this addition, the helipad was relocated from the back of the property to the front for safety concerns raised by the Federal Aviation Administration regarding the helicopters approach and departure. It should be noted at this time, the applicant is once again, relocating the helipad to a point further north of its current location, approximately 115 feet from the nearest home.

For reasons unknown, master plan approval for the hospital has never been granted by any governing body of the City of Espanola. The underlying zone of this property is R-6, Urban Residential. This is not the correct zoning designation for a hospital. Previous additions, including the helipad location, have never received Commission approval. What we are dealing with today would be considered a legal non-conforming use because of the underlying zone and lack of master plan approval. As described in the current City of Espanola Development Code, Section 305, ***Nonconforming uses of structures; structures and land in combination.*** *If, on the date of adoption of this Ordinance, an otherwise lawful use of land or a structure or land and structure in combination exists that would not otherwise be allowed in the district under the terms of this Ordinance, the use may be continued so long as it remains otherwise lawful subject to the following:*

- (1) *No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except as otherwise provided in this Article unless the use of the structure is changed to a permitted use in the district in which it is located.*

Based on just that portion of the Ordinance, it would be unlawful to allow further construction on this property. That is not the intention of this department. We welcome the expansion and development of the hospital and its grounds for the benefit of our community. In the future, we would encourage the applicant to apply for master plan approval. Unfortunately, at this time, staff does not fully agree with the relocation of the helipad. Had a master plan been submitted prior to the new building plans being drawn, a design may have been created to accommodate the helipad at a safer distance to the neighboring homes.

The following items have been reviewed against the City of Espanola Development Code for compliance:

Location: The property is located at 1010 Spruce Street, Zoned R-6, Urban Residential District.

Construction Phases: Phase one construction will include the proposed addition and relocation of the helipad. Following phases will include the construction of an additional parking lot and emergency drop off and ambulance drop off.

Access: At final build out, the hospital site will be accessed at three points directly off North Coronado Avenue via 26 foot ingress/egress entrances.

Water/Wastewater: This was the subject of the second meeting with DRT. Water lines will be increased in size from 6" to 8". Wastewater will be accommodated with 6" lines, additional manholes and proper slope.

Detention Pond: The proposed site plan indicates one engineered detention pond located on the south east end of the property. Construction must ensure that water from the adjoining parking lot is channeled into the detention pond. Discharge out of the pond will be onto North Coronado Avenue into our existing storm drain system.

Fire Suppression: The building will have a required sprinkler system installed. Sufficient water pressure will be accomplished with the increased line size.

Signage: The final architectural site plan indicates various types of signage, monument signs, wall signs and directional signs. Prior to any signage being placed on the property, sign permits must be acquired.

The following items have also been reviewed against the City of Espanola, Development Code for compliance.

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|-----------------|---|---|
| ➤ Lot Coverage. | Allowable, 35% | Proposed, 30%, |
| ➤ Setbacks. | Allowable, 20' Front & 25' Rear, 5' Side & 144' Sides | Proposed, 296' Front, 235' rear |
| ➤ Parking. | Required for Hospital 1 space/1.5 Beds | Proposed, At final build out, 410 spaces |
| ➤ Landscaping. | Required minimum, 5% (30,144 SF) At final build out. | Proposed, 19% (115,148 SF) |
| ➤ Fire Hydrants | One additional fire hydrant will be installed during phase 1 as requested by Fire Dept. | |

Recommendations:

The request was reviewed by the members of the DRT Committee during a regularly scheduled meeting. At the request of the attending DRT members, an individual meeting was set up with the project engineers and architects to address specific items regarding the utilities. Minutes of that meeting are included in your packets. A motion to deny or pass the request was never entered, although the applicant has agreed to accommodate the requests regarding utilities. Staff discussed concerns regarding the relocation of the helipad with the applicant, although this issue has not been resolved. In reviewing this project in its entirety, staff recommends approval for the proposed addition. As for the proposed relocation of the helipad, staff would encourage the applicant to reconsider the location or provide a buffer for the neighboring homes from the backwash of the helicopter rotors, so as to not impose further potential nuisance conditions upon adjacent property owners. Issues such as decreased property values, property damage and potential nuisance conditions have been raised. Additional studies may be required of the applicant in order for the Commission to address these issues.

Comments:

One adjoining neighbor has expressed concern regarding the location of the helipad.

Chairman Wright asked if the concern was in a form of a letter or telephone call. Mr. Valdez responded it was a telephone call.

Commissioner Beaudoin asked if the request was for the addition and the relocation of the helipad or if the rezone of the property is also included.

Mr. Valdez stated the request is for Commercial Site Plan review which includes the addition and the relocation of the helipad. The rezone request maybe proposed at a later date.

Commissioner Sandoval asked if the property is currently zoned R-6, could the request be approved legally. Mr. Valdez responded yes.

Commissioner Khalsa asked if the hospital was built in the 1940s how was it zoned R-6? Mr. Valdez stated that it was zoned that way and has never been changed.

Commissioner Sandoval stated that the renovation done in 2009 had not come before the commission.

Chairman Wright asked if the calculation of lot coverage was based on the R-6 zone. Mr. Valdez responded yes. Chairman Wright asked if the lot coverage is different in different zoning districts. Mr. Valdez stated yes. Chairman Wright asked if the square footage was based on the structures only or if it included the helipad. Mr. Valdez stated it only included the structures.

Chairman Wright stated that according to the plans it appears that the helipad will be raised ten feet (10'). Mr. Valdez referred the questions to the applicant. Mr. John Laur, Architect, stated it will be raised six feet (6').

Commissioner Khalsa asked who had determined the fire protection. He added that five (5) fire hydrants and an eight inch (8") line does not seem sufficient. Mr. Valdez stated that at the DRT meeting the Public Works Director and the architect for the proposed project determined that it was sufficient.

Commissioner Koontz asked if DRT had seen the final plans. Mr. Valdez responded yes.

Ms. Brenda Romero, Española Hospital Administrator, stated that they are proposing a 24 million dollar project. She added that the second floor will include 34 private patient rooms, work stations and a few waiting rooms. She added that currently the patients have to share rooms; sometimes there are four (4) patients in one (1) room. Ms. Romero stated that the private rooms will provide better care for patients; it will accommodate family members and control the spread of infections. She added that it will also provide more safety for the patient and more work space for employees. Ms. Romero stated that they will be increasing the quality of care provided to patients.

Ms. Romero stated that the first floor will be a shell for now, but will eventually be medical, surgery, pediatric and Intensive Care Unit (ICU). She added that the current emergency room will also be relocated to the new area. This will also provide additional parking for people utilizing the emergency room. Mr. Romero added that in 2010 there were 54 helicopter flights to the hospital and eleven (11) of those flights were at night.

Ms. Romero stated that they will be allocating \$255,000.00 to improve the fire protection, loop the water system and upgrade the sewer system, as requested by the city.

Mr. Raymond Chavez, Hospital Board Chairman, stated that when he was a Santa Fe County Commissioner he saw the need for health needs and indigent funds in Northern New Mexico. He added that the hospital is affiliated with Presbyterian. In order to increase services, the board proposed and successfully passed the mill levy. The mill levy is to be utilized for capital outlay and utility upgrades. In 2009 the local board met the Presbyterian Board and requested to construct more office space to the hospital. Mr. Chavez stated that physical therapy operated out of a building owned by the City and away from the hospital. The hospital board proposed to construct the addition and place physical therapy at that location. He added that good health coverage is needed in this area.

Mr. Chavez stated that the helipad was relocated from the back of the building because there are high voltage power lines. He added that the helicopter is needed because every second counts when an emergency situation arises in order to save a life. He said that the new patient rooms will allow for family members to stay in the room with their loved ones. Mr. Chavez stated that Espanola Hospital is the second largest employer in Rio Arriba County.

Commissioner Beaudoin asked what the north side of the addition will be utilized for. Ms. Romero stated that northeast section of the second floor will be patient rooms, nurse workstations and a few family waiting rooms. The first floor will be a shell for now and as funding becomes available, the emergency room will be relocated and the radiology department will also be relocated and enlarged. She added that the operating room will also be enlarged. The second floor will be constructed now and the first floor will be a shell and completed at a later date. She added that they are allowing 18 months for construction.

Commissioner Koontz asked when the funding will be appropriated for the first floor. Ms. Romero stated they would propose to utilize mill levy funding as it becomes available. Mr. Chavez stated that the mill levy will be voted on again in 2014.

Commissioner Sandoval stated that if there were 54 flights and multiplied by 2 it would actually be 108 flights. She asked if that would be a true statement. Ms. Romero stated that it would be 54 landings and 54 takeoffs.

Chairman Wright asked how often the mill levy was voted on. Mr. Chavez responded every 7 or 8 years.

Chairman Wright asked if the hospital has ever considered providing a master plan for the entire site. Mr. Chavez stated that they have considered it; however, it is difficult because they have to contact the Presbyterian Board and it is hard to know how much money will be available. He added that 75 percent of the funds come from gas and oil and 25 percent is from taxes in Rio Arriba County.

Ms. Romero stated that the current building is almost 50 years old and the plumbing and electrical needs to be redone. It would cost approximately \$12 or 13 million to remodel. Mr. Chavez stated that it was more cost effective to construct the addition than it would be to remodel because in 12 years it would be outdated.

Chairman Wright stated that technology is changing quickly and it's hard to keep up. He added that the master plan is a big issue. He added that the hospital is land locked and growth is very important. He added that this project will be a great asset to the City; however, the only way to expand is to go up. He suggested that the helipad be placed on the building and not on the ground.

Ms. Romero stated that they have reviewed different options for the location of the helipad. She added that the proposed location is the best option. Placing the helipad on the roof would create more liability and require additional fire protection. She added that it would take too much money and it is not an option at this point.

Mr. Chavez stated that it will cost \$100,000.00 to relocate the helipad and to change the structure of the building to support the heliport on the roof would be over a million dollars. Ms. Romero stated that there will also be an increase in liability to the employees and patients.

Chairman Wright stated that the proposed helipad will be placed closer to power lines and to residents. He added that there could also be potential liability. He added that he understands that minutes and seconds count when saving lives. He asked if the proposed helipad would meet the Federal Aviation Administration (FAA) requirements.

Commissioner Koontz asked if the FAA and the US Department of Transportation had been consulted.

Mr. Laur stated that FAA has requirements for the helipad; however, they only review the location and will not certify it. He added that the relocation will be to the northeast portion of the property. He added that currently a patient has to be transported by ambulance to the helicopter, with the relocation and proposed addition it will eliminate the need for the ambulance. Mr. Laur added that FAA does not have requirements for a private helipad; however, they provide guidelines and review the process.

Commissioner Koontz asked if Presbyterian is private. Mr. Laur responded that the helipad will not be for public use. Mr. Laur stated that they are still required to follow the guidelines set by FAA.

Commissioner Koontz asked if City staff was involved in the planning stages of the proposed request. Mr. Laur responded that the engineers use the current fire and building codes and designed according to those.

Commissioner Sandoval stated that if the first floor will be a shell for the next 7 or 8 years, the ambulance transport will still be required. Mr. Michael Gibbson, Architect, stated that there will be a corridor through the shell; therefore, the ambulance will no longer be needed to transport to the helicopter.

Commissioner Koontz asked if there was any community involvement when the plans were being proposed and if an impact study had been done. Ms. Romero responded no. Mr. Chavez stated that a lot of their input was from employees, staff and auxiliary members. Ms. Romero stated that several options were considered when planning the location of the helipad and the proposed location was the most feasible.

Commissioner Sandoval asked if the placement of a barrier between the property and residential structures had been considered. Ms. Romero stated it had been discussed with the City. She added that most of the noise occurs when the helicopter is coming in; she suggested that a different flight pattern be used to minimize the noise.

Commissioner Beaudoin asked what the cost difference per square footage would be to construct the roof on the building as proposed and construct the roof to support the heliport. Mr. Laur stated that he did not have the price per square footage because there are different requirements. Mr. Laur stated that placing

the 50' X 50' heliport on the roof will require drainage; a net for possible fuel leaks, additional training for employees, continual maintenance and placement of an elevator, the cost will be approximately one million dollars.

Commissioner Beaudoin asked if all those requirements were needed if placed on the ground. Mr. Laur stated the requirements are different for the 50' X 50' helipad on the ground, and a 50' X 50' heliport on the roof.

Commissioner Beaudoin asked what options were considered. Mr. Laur stated that the decibels are not much different for the ground and roof. Mr. Laur also stated that they had discussed, with DRT, the placement of a ten foot (10') high wall on the north side. He added that there is also criteria for fly friendly that could be considered.

Commissioner Beaudoin once again asked for the cost per square footage for placement on the roof and on the ground.

Mr. Laur stated that if the heliport is placed on the roof the patient will have to wait for the elevator and it will take longer than moving the patient from the ambulance. He added that FAA recommendations were used to design the helipad. Mr. Laur stated that the noise level from the current helipad to the proposed location is approximately four (4) decibels.

Commissioner Koontz asked if there were any requirements for environmental impacts on the current and proposed helipad in order to protect the aquifer.

Commissioner Sandoval stated that the road will be placed at an angle and the headlights from vehicles will be directly into the houses and it could be into someone's bedroom at 3 o'clock in the morning. She asked if this had been considered.

Mr. Chavez stated that when the addition was constructed on the south side a wall was built on the property line. He added that it was placed higher in some places because some of the adjacent properties were not very well maintained and were an eyesore.

Chairman Wright stated that the code requires a buffer when there is a different intensity zoning use.

Chairman Wright opened the public hearing at 7:08 PM.

Mr. & Mrs. Paul Martinez stated that they live on Calle Sierra Vista. Ms. Martinez stated that when the addition on the south side was done they did not receive a letter notifying them of the construction; they were notified by neighbors. She added that during the construction the ground vibrated mimicking a small earthquake. The noise was annoying to pets and people. There were cracks on the sidewalks, walls and windows. Ms. Martinez stated that New Mexico does not sell homeowner's earthquake insurance; therefore, a lot of these problems were not covered by their homeowner's insurance. Ms. Martinez informed property owners on the north side to take pictures of their house. She added that they had approximately \$30,000.00 worth of damages finally settled; however, it was not sufficient for all the damages to the house.

Ms. Martinez stated that they had contacted the FAA because there was a pilot that would fly irregular, and would fly over their house which is next to the highest part of the hospital. They use jet fuel and it is very dangerous if they were to crash. Pilots need to be more considerate of people's lives. She suggested that the electrical cables be buried and the helipad be placed to the west of the property. Ms. Martinez added that the hospital has a no smoking policy and people are going closer to their house to smoke and it is very dry and could be a fire danger.

Mr. Paul Martinez stated that the wall was placed on a portion of the property line on the south side. He added that the lights on the hospital parking lot are too bright. He added that the helicopter causes dirt and stones to be thrown on their houses and cars. Mr. Martinez said that the hospital did not consider adjacent property owners.

Mr. Orlando Griego stated that he lives on the north side of the hospital and is an electrician. He stated that the helipad used to be on the west side of the hospital and was relocated closer to the houses and is now being proposed to be relocated even closer to their house. Mr. Griego added that there are electrical cables on all sides and are creating a problem. He asked if there was a fire if the fire department could handle a building of this size. Mr. Griego stated that it will cost more money to construction the heliport on the roof. Residents will also have to spend more money to support their houses. He asked if the hospital would be willing to pay for that. He said that there are 54 flights per year which would be 108 flights on average and some are when people are sleeping. Mr. Griego added that it is better for the helicopter to land on the roof.

Mr. Gilbert Naranjo, adjacent property owner, stated that the proposed helipad will be approximately 110 feet from his property. He added that he has already lost a tenant from his rental because of the noise. Mr. Naranjo stated that these rentals are his livelihood. He said the current helipad is approximately 200 feet away from this property and will now only be approximately 100 feet. Mr. Naranjo stated that he believes that the flights per year are actually more because he believes the helicopter comes at least twice a week. Mr. Naranjo stated that they have been good neighbors to the hospital and the hospital is not being good neighbors to them. He added that there are cracks in his concrete.

Mr. Naranjo stated that legally they should not be adding more to the hospital because they are within an R-6 zoning district. He added that he is not against the addition; however, he is against the relocation of the helipad. Mr. Naranjo stated that he has given easement through his property in order for the City to run a water line to provide sufficient water to the hospital.

Mr. Naranjo said that it would help the neighbors if the helicopter would land on the roof. Mr. Naranjo added that by law, property owners cannot decrease the value of adjacent properties and that's what the hospital is proposing to do. He added that he is in favor of placing the heliport on the roof.

Mr. Jerry Rodriguez stated that he lives to the east of the hospital; he stated that he has the same issues that have already been addressed. He added that he appreciates the services being provided by the hospital; however, he asked that the hospital be considerate to the neighbors.

Ms. Dee Dee Valdez, spoke on behalf of her mother Eutimia Sandoval, adjacent property owner. She stated that all her concerns had already been addressed. She added that her mother has lived in her house for over 50 years and she deserves a quiet place to live.

Mr. John Florez, adjacent property owner, stated that there had been a lot of problems with the previous construction at the hospital. Mr. Florez stated that he is an electrical engineer; he served three (3) tours in Vietnam and is very familiar with helicopters. Mr. Florez stated that the helicopters produce a lot of noise and create health risks. He added that he suffers from post traumatic stress disorder (PTSD) and gets flashbacks every time he hears the helicopter.

Mr. Florez stated that when they are in their backyards they are being watched by people sitting in their cars at the hospital. He added that the hospital should have placed a barrier on the property line. He stated that he understands the hospital is landlocked and asked if there would be sufficient parking for an additional 53,000 square feet of building. Mr. Florez stated that they currently have problems with the water and the new construction could create more.

Mr. Florez stated that the hospital was constructed 50 years ago and was not constructed to support the vibration; therefore, he is not in favor of placing the heliport on the roof. He added that placing the helicopter on the roof will not help with the noise pollution because there are no barriers. He suggested that the helipad be relocated closer to North Coronado Avenue, he added that most flights are during the evening and the offices on North Coronado are closed at that time; he suggested creating a no fly zone over the more populated area. He also expressed concerns on the holding pond attracting mosquitoes and spreading the west Nile disease.

Commissioner Koontz recognized Mr. Florez as a Vietnam Veteran and welcomed him home.

Commissioner Khalsa stated that he believes 90 decibels was too low. Mr. Florez added that when you're in the helicopter you can't hear yourself think and the 90 decibels is very low.

Mrs. Paul Martinez stated that when the helicopter lands it feels like when you're parked next to a vehicle playing the boom box. She added that consideration had to be given to the mosquitoes and they are starting to get sewer cockroaches.

Ms. Lori Martinez, lives on Spruce Street, suggested that the hospital staff meet with Santa Clara Pueblo and place the helipad behind the hospital on tribal land.

Chairman Wright closed the public hearing at 7:37 PM.

Commissioner Koontz stated that there are programs in place to assist with this issue, possibly by placing tablets or fish in the holding pond to help control mosquitoes.

Commissioner Khalsa stated that the construction company should be required to place a bond to cover any damages to the houses.

Mr. Laur stated that they had requested to the FAA that the heliport be placed on the roof and they had not allowed it.

Mr. Larry Martinez, Española Hospital, stated that they were not allowed to place it on the south side because it was too close to the houses. Commissioner Khalsa asked if they had requested to place the heliport on the south side and not on the proposed addition.

Mr. Laur stated that the elevator is not being designed to go to the roof. There are certain controls that will need to be placed on the elevator. He added that the helicopter would be landing on patients rooms, if placed on the roof.

Chairman Wright stated that a master plan is needed. He added that the helipad was relocated in the past and will have to be relocated now again. He added that there would be no need to keep moving it if there was a master plan in place. Chairman Wright stated that there is a problem with the helipad being proposed too close to the houses. He added that by placing the heliport on the roof it will preserve the area for future growth.

Mr. Naranjo stated that at UNM Hospital, the helicopter lands on the roof. Why not here? He stated that people from out of town are hired, by the hospital, to create the plans and they have no consideration for the neighborhood because they do not live in the area.

Mr. Florez stated that it is very expensive to bury the high voltage cables, however, the electrical lines in front of the property have less voltage and would be less expensive to place underground.

Commissioner Koontz asked if the hospital staff had ever considered meeting with Santa Clara Pueblo and request that the helipad be placed to the west of the hospital. Mr. Chavez stated they have met with them and had not been successful. He added that Jemez Electric has also contacted Santa Clara for easements to be able to bury the electrical lines and the easements have not been granted.

Commissioner Beaudoin stated that Presbyterian Hospital is a wanted and needed business and is welcomed here. However, he is disappointed with the design criteria, especially with the software available, all options should be considered. He added that nowhere in the country would a helipad be allowed 100 feet away from homes; nationwide requirements are a minimum of 200 feet. Commissioner Beaudoin added that he would not vote on this issue until other options are presented.

Commissioner Koontz stated that the hospital services are wanted and needed. She understands that seconds and minutes make a difference when saving lives, however, the health and safety of the neighbors had to be considered. She added that adequate staff should be included in the planning process.

Commissioner Khalsa stated that there were a lot of negative comments being heard and that could cause a negative turn-out next time the mill levy was placed on the ballot. He stated that the hospital had to keep a positive image to keep the mill levy. He stated that the heliport was requested on the wrong building; it should be placed on the new proposed building.

Mr. Laur stated that they met with Mr. Russell Naranjo, Planning Director, on March 9, 2011 and met with the DRT and never received any formal response from the City. He added that the helipad is the problem and asked for direction, however, never received any response for the City. Mr. Laur stated that they took notes on their own and there was never any discussion on other options for the helipad. He added that there was not an open dialogue with the City. Mr. Laur stated that they met with DRT again on April 7th and again brought their own notes. He added that they attempted to explore other options, however, never received anything from the City. Chairman Wright stated that the minutes of the April DRT meeting were included in the packets. He added that they were very brief, but they stated what the City required and the action taken by the hospital. Chairman Wright stated that on the portion of the helipad it states that all options have been reviewed and cannot be relocated. Mr. Laur stated that was not correct; he added that there was not dialogue with the City. He added that they started the planning process three (3) months earlier and never received any information on the heliport.

Commissioner Khalsa suggested that the location of the helipad be taken back to the drawing board and other options be considered. He added that this could be a very successful project and can work for everybody.

Ms. Helen Kain-Salazar, City Councilor, stated that the City needs to be business friendly but needs to be neighbor friendly also. She added that a wall should be built on both sides of the property to protect the neighbors. She stated that the problem is the relocation of the helipad. Councilor Kain-Salazar stated that if she was sitting on the commission she would not approve the helipad. She asked if construction of the building could be approved and the helipad be brought back at a later date. She added that the deadline for ground breaking has already passed. Chairman Wright stated it would not be feasible. Councilor Kain-Salazar stated that she feels everyone approves of the addition; however, there are issues with the helipad.

Commissioner Koontz suggested that the request be postponed and bring all people involved to discuss the issue and possibly obtain a solution.

Commissioner Beaudoin asked if the commission was in the position to do some dissecting of the request. He added because there is the issue of rezoning the property. Would it be allowed under this umbrella? Chairman Wright stated that a motion was needed on this particular request.

Chairman Wright stated that according to the Española Municipal Code, any changes to the property cannot be done legally without a variance. He added that there were several motions that could be made, such as: approve with the condition that the helipad be placed on the roof. He said that the DRT minutes state that all options were reviewed and after hearing testimony presented tonight, they were not reviewed. Chairman Wright stated that the commission does not want to delay the project any longer. Chairman Wright expressed concern that there is not a buffer between properties. He added that if action is taken tonight the decision could be appealed to the city council which will delay the project even longer. He said that there would be a four percent (4%) cost increase to place the heliport on the roof.

Mr. Robert Garcia, Vice-President Presbyterian Board, stated that the meeting had been conducted very fair and allowed adjacent residents to express their concerns and concerns with the prior construction. He suggested that the request be tabled to allow other options to be reviewed. He added that this will allow time to review the pros and cons and costs of all options. He asked that it be tabled for thirty (30) days. Chairman Wright asked if thirty days would be sufficient amount of time the next Planning Commission meeting will be June 9th. Mr. Garcia stated that they would like to work with the neighbors and produce a good project.

Mr. Valdez stated that if additional time is needed the Commission could hold a special meeting. Commissioner Sandoval stated she represents the west side and is willing to go door to door and pass out flyers in the neighborhood with time, date and location of the meeting.

Commissioner Khalsa moved to table item V, 1; until June 9th if the applicant is ready or schedule a special meeting if needed. Commissioner Sandoval seconded the motion. Motion carried by a 5-0.

Chairman Wright called for a recess at 8:20 PM. Meeting reconvened at 8:30 PM.

Item VI Approval of Minutes:

Commissioner Beaudoin moved to approve the minutes from the April 14, 2011 Planning Commission meeting as presented. Commissioner Sandoval seconded the motion. Motion carried by a 5-0 vote.

Item VII Matters from the Planning Commission:

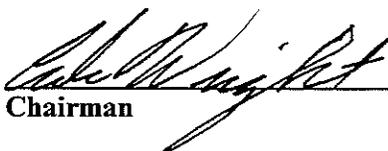
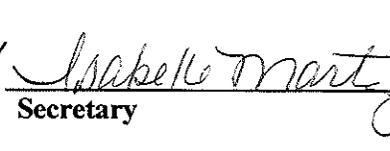
Chairman Wright stated that a work session has been scheduled for May 19th at 6:00 PM. Commissioners Khalsa and Koontz stated that they will be out of town and cannot attend.

Item VIII Matters from the Planning Staff:

None

Item IX Adjournment:

Commissioner Khalsa moved to adjourn the meeting. Commissioner Sandoval seconded the motion. Motion carried by a 5-0 vote. Meeting adjourned at 8:41 PM.

 11 August 2011  8/11/11
Chairman Date Secretary Date

May 19, 2011 P+Z PUBLIC HEARING

6:00 PM

RE: SIGN ORDINANCE

P+Z CHAIR ERLE WRIGHT *Erle Wright*

Russell Narayo City of Espanola

Antonia Martinez pg 2

Raymond [unclear] City of Esp.

William [unclear] Wright - Citizen

MEETING CALLED AT 6:30 PM

No