



## SANTA FE COUNTY

### Thursday, October 19, 2023 AMENDED AGENDA Santa Fe County Planning Commission Meeting 4:00PM

**County Commission Chambers, 2nd Floor  
Santa Fe County Administration Building  
102 Grant Avenue**

#### **1. Opening Business**

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- A. Pledge of Allegiance
- B. Roll Call 4:00 PM

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

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- A. Amendments
- B. Tabled or Withdrawn Items

#### **3. Approval of Minutes**

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- A. Approval of September 21, 2023 Regular Meeting Minutes

#### **4. Consent**

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A. Case # 22-5160 Maestas Holding Co. LLC., Conditional Use Permit (CUP): Maestas Holding Company LLC., Applicant, (George Maestas) requested approval of a Conditional Use Permit (CUP) to allow a Construction Related Business. The 4.59-acre site contains a 5,612 sq. ft. office/warehouse structure and a 2,731 sq. ft. barn/storage structure. The site was previously occupied by a Monte Vista Feed and Fuel. The site is zoned Traditional Community (TC) within the Village of Agua Fria Community District Overlay (VAFCD). Table 9-12-8, VAFCD Use Table illustrates that Construction Related Businesses are a Conditional Use within VAFCD-TC zoning. The site is located at 3155 Agua Fria Rd. within, Section 32, Township 17 North, Range 9 East, (Commission District 2), SDA-2. John Lovato, Case Manager (Approved Unanimously) TABLED

B. CASE # 23-5080 Roybal Variance. Jose V. Roybal, Applicant, Lisa D. Martinez, Agent, request a Variance of Section 9.13, Table 9-13-2: Dimensional standards – Traditional Community (TC), to allow two (2) residential dwellings on a parcel of land consisting of 0.75 acres. The subject property lies within the Pojoaque Valley Community District Overlay. The property is located at 237 County Road 84. Township 19 North, Range 8 East, Section 11, SDA-2, (Commission District 1). Kenneth Quintana, Case Manager (Approved 4-1) TABLED

C. CASE # 23-5030 David Pittis Conditional Use Permit (CUP). David Pittis, Applicant, requested approval of a CUP to allow a 50'x70' outdoor area to be utilized for the purpose of producing cannabis on a 6.24-acre parcel. The property is zoned Rural Residential (RUR-R) within the San Marcos Community District Overlay (O-CD). Ordinance 2021-03 Section 9.14 states outdoor cannabis production is a Conditional Use (CUP) within the RUR-R zoning district. The site is located at 31 B Red Raven Rd., Section 7, Township 14 North, Range 9 East (Commission District 5), SDA-2. Dominic J. Sisneros, Case Manager (Approved by a Unanimous Voice Vote) TABLED

#### **5. New Business**

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A. CASE # 23-5360 Saleh Conceptual Plan Amendment and Preliminary Plat Phase 1 & 2 and Final Subdivision Plat Phase 1. Corrillo De Vida Hermosa Development LLC, Applicant, Design Enginuity (Oralynn Guerrerortiz), Agent, request approval of a Conceptual Plan Amendment to the Saleh Master Plan to add the following uses; daycare to the neighborhood center and replacing a 100-unit hotel with a 100-unit independent living facility and adding grocery store to the approved use list. The Applicant also requests Preliminary Plat for phases 1 and 2 and Final Subdivision Plat for phase 1. The 64-acre property is within the Planned District Santa Fe Community College District. The site is located at 4800 Richards Avenue. (Commission District 5) SDA-1, Township 16 North, Range 9 East, Section 16. Kenneth Quintana, Case Manager

B. ORDINANCE NO. 2023-\_\_\_\_. AN ORDINANCE AMENDING THE SUSTAINABLE LAND DEVELOPMENT CODE, ORDINANCE NO. 2016-9 TO AMEND SECTION 12.14 (TRANSFER OF DEVELOPMENT RIGHTS) TO AMEND THE TDR RATIO TO INCREASE THE NUMBER OF ADDITIONAL DWELLING UNITS ALLOWED PER TDR; TO ESTABLISH TDR TRANSFER RATIOS FOR DIMENSIONAL STANDARDS; TO EXEMPT AFFORDABLE HOUSING FROM THE REQUIREMENT TO PURCHASE TDRS; TO MAKE MINOR TECHNICAL AND GRAMMATICAL CHANGES; TO REVISE PROCEDURAL STANDARDS; TO ADD A NEW SECTION TO ALLOW A DENSITY CHARGE OPTION IN LIEU OF TDRS; AND TO AMEND THE DEFINITION OF LOT COVERAGE IN APPENDIX A OF THE SLDC.

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**6. Petitions From The Floor**

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**7. Communications From The Commission Members**

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**8. Communications From The Attorney**

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**9. Matters From The Land Use Staff**

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**10. Next Regularly Scheduled Planning Commission Meeting: November 16, 2023**

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**11. Adjourn**

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A. \*These Land Use Cases Are Administrative Adjudicatory Proceedings. Among Other Things, This Means That Commissioners Generally May Not Discuss A Case With The Applicant Or Other Members Of The Public Outside Of The Public Hearing On The Case. In Addition, Before Taking Final Action, The Planning Commission May Choose To Deliberate On An Administrative Adjudicatory Proceeding In Closed Or Executive Session, As Permitted By Section 10-15-1(H)(3) NMSA 1978. Finally, The Planning Commission May Not Announce Its Decision On A Land Use Case At The Conclusion Of The Public Hearing Tonight.

**12. Public Meeting Disclosures**

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A. Santa Fe County makes every practical effort to assure that auxiliary aids or services are available for meetings and programs. Individuals who would like to request auxiliary aids or services should contact Santa Fe County Manager's Office at (505) 986-6200 in advance to discuss specific needs (e.g., interpreters for the hearing impaired or readers for the sight impaired).New Agenda Item

B. In-Person Attendance. Members of the public have the choice of listening and participating in this meeting in person or virtually. Members of the public listening and participating in person will be required to comply with Santa Fe County policies concerning visitor screening and the wearing of cloth face coverings in effect on the day of the meeting. Please contact (505) 986-6200 for copies of Santa Fe County's current policies, which are subject to change.

C. Alternates to In-Person Attendance. Members of the public can listen and participate in the meeting via Webex. To participate by phone call 1-408-418-9388. The telephone access code and the link to access the meeting via computer will be posted on the County's website (<https://www.santafecountynm.gov/> ) several days before the meeting. In addition, people may watch the meeting at <https://www.youtube.com/channel/UCKGV2GEBC1Qv38Pn61083xg>