



Thursday, April 15, 2021
Santa Fe County Planning Commission

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

1. Opening Business

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

2. Approval of Agenda

- A. Amendments
- B. Tabled or Withdrawn Items

3. Approval of Minutes

- A. Approval of March 18, 2021 Regular Meeting Minutes

4. Consent Agenda Final Orders

A. Case # 18-5250 Conceptual Plan & Variances: Rembe Las Campanas, LLC, Applicant, James W. Siebert & Assoc., Agent, request approval for a Conceptual Plan to allow 22 residential-lots to be developed in two (2) phases and three (3) Variances. The three (3) variances requested for the project are of Chapter 7, Section 7.17.9.2.4, Chapter 7, Section 7.17.9.2.1 of the Sustainable Land Development Code and a variance of Ordinance 2017-7, Section, 7.11.12.4. The proposal is located within the Las Campanas Planned Development District (PD-16) on tracts B & H of the previously approved Los Santeros Subdivision. Tract B consist of 9.83 acres and Tract H consist of 2.4 acres, total acreage for Tierra Que Canta development is 12.23 acres (±). The proposed development is accessed via Calle Gonzales to the east of Las Campanas within T17N, R8E, Section 15, SDA-2 (Commission District 2). Approved Unanimously 6-0. Case Manager, Nathan Manzanares

B. Case # 19-5110 Eldorado Area Water and Sanitation District (EAWSD) Conditional Use Permit. Eldorado Area Water and Sanitation District (EAWSD), Applicant, MolzenCorbin, Agent, request approval of a Conditional Use Permit (CUP) to construct a 3,600 square foot facility. The facility will be used for vehicle and material storage and a workshop. The site is within the U.S. 285 South Highway Corridor District Overlay (285 SHCD) and zoned Residential Estate (RES-E). The site is located at 11 Avenida Eldorado, within T15N, R10E, Section 16, SDA 2, (Commission District 5). (Approved 6-0) Miguel "Mike" Romero, Case Manager

5. Old Business

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 4,482 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 1 visual rock outcropping. The site is within the Residential Fringe Zoning District. The property is located at 21 Ridge Road within Township 16 North, Range 10 East, Section 21. SDA-2. Case Manager, John Lovato. TABLED

6. Petitions From The Floor

7. Communications From The Commission Members

8. Communications From The Attorney

9. Matters From The Land Use Staff

10. Next Regularly Scheduled Planning Commission Meeting: May 20, 2021

11. Adjourn

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

A. No Public, In-Person Attendance. In Accordance With The Public Health Emergency Declared By The Governor And The Secretary Of Health's Public Health Emergency Order, In-Person Attendance At The Meeting Will Be Limited To An Appropriate Number Of Planning Commission Members, Critical Staff, And Credentialed Members Of The Press.

B. 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. For Additional Ways To Join The Webex Meeting, See The Attached .Pdf File, "Here's How To Join The Planning Commission Webex Meeting".