



Thursday, April 20, 2023
Santa Fe County Planning Commission Meeting 4:00PM

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

1. Opening Business

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

2. Approval of Agenda

- A. Amendments
- B. Tabled or Withdrawn Items

3. Approval of Minutes

- A. Approval of March 16, 2023 Regular Meeting Minutes

4. Consent

- A. Case # 22-5210 LRA Growers LLC, Conditional Use Permit (CUP), LRA Growers LLC, Applicant, Santa Fe Permits, LLC (Jennifer Salimbene), Agent, requested approval of a CUP to allow a cannabis producer microbusiness that will cultivate cannabis plants outdoors. Ordinance 2021-03, Section 10.22.3.4 defines a cannabis producer or cannabis producer microbusiness that cultivates cannabis plants outdoors shall be a Conditional Use in all Rural Fringe, Rural Residential, Residential Fringe, and Traditional Community Zoning Districts. The 10.22-acre site is within the San Marcos Community District Overlay (SMCD) and zoned Rural Residential (RUR-R). The site is located at 62 Southfork Ext. SDA-2, within Section 1, Township 14 North, Range 8 East (Commission District 5). Jose E. Larrañaga, Case Manager APPROVED 4-3
- B. Case # 22-5140 Madrid Cannabis, Inc dba Mad Reefer Conditional Use Permit (CUP). Madrid Cannabis, Inc dba Mad Reefer, Applicant, Lori Lindsey, Agent, requested approval of a Conditional Use Permit (CUP) to allow three Commercial Greenhouses to grow cannabis (Cannabis Micro-Grower). An existing 1,840 sq. ft. structure will be utilized as a green house, an existing 160 sq. ft. construction trailer will be utilized as storage and an existing 300 sq. ft. structure will be utilized as a dry/cure room. The Applicant also proposed to construct two Green Houses (1,600 sq. ft. and a 1,120 sq. ft.) on the site. The site is zoned Commercial Neighborhood (CN) within the Madrid Community District Overlay (MCD-CN). Table 9-6-8, MCD Use Table illustrates that a Commercial Greenhouse is a conditional use. Ordinance No. 2021-03, Section 10.22.3.3 states, a cannabis producer or cannabis producer microbusiness that cultivates cannabis plants indoors shall be treated the same as the following use: Commercial Greenhouse. The structures are within the 5.04-acre Mine Shaft site. The site is located at 14 and 15 Railyard Ln, via NM 14. SDA-2, within Section 36, Township 14 North, Range 7 East (Commission District 3). Jose E. Larrañaga, Case Manager APPROVED 7-0
- C. Case # 22-5220 Miguel Hernandez Variance. Miguel Hernandez, Applicant, Travis Dixon, Agent, requested approval of a variance from the setback requirements illustrated in SLDC Section 9.8. The 1.25-acre property is zoned as Residential Estate (RES-E) within the La Cienega & La Cieneguilla Community District Overlay (LCLCCD). The setback within the LCLCCD RES-E Zoning District is 25' from the front of the property and 50' from the side and rear of the property line. The site is located at 6 South Estrellas Road, within Township 16 North, Range 8 East, Section 27, (Commission District 3). Gabriel Bustos, Case Manager DENIED 6-1
- D. Case # 22-5180. TT2 LLC., Applicant, NM Land Solutions LLC., Agent, requests a variance of Chapter 8.10.3.13 (Table 8-38 Dimensional Standards –Employment Center) to allow a workforce housing complex to exceed a height of thirty (30) feet and a variance of Chapter 10.21.2 (Units) to allow more than 12 units per building to create a "Workforce Affordable

Housing Complex" & Mixed-Use Commercial Development on 17.40 ± acres (2-Lots). The Workforce Housing Complex will contain approximately 240 housing units (within eight apartment buildings). The Commercial Development will consist of five (5) lots with uses such as restaurants, retail, and or commercial pad sites geared towards the allowed uses in the CCD-Employment Center zoning district. The site is located at 4585 and 4587 State Highway 14, and within the Planned Development District Santa Fe County Community College District (CCD), within the Employment Center (CCD-EC) sub-district, within Township 16 North Range 8 East Section 24. (Commission District 5). (Approved 5-1) John Lovato, Case Manager

5. New Business

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 18, 2023

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. 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>