



Thursday, May 15, 2025
Santa Fe County Planning Commission Meeting 4:00 PM

Santa Fe County Planning Commission
Hybrid In-Person and Virtual Meeting
Santa Fe County John Gaw Meem Historic Building
Commission Chambers
102 Grant Avenue
Santa Fe NM 87501

The Santa Fe County Planning Commission strives to make its meetings accessible to the public through alternatives to in-person attendance, such as virtual meeting platforms and webcasting. Those alternatives, however, are not guaranteed due to internet and other service disruptions and equipment failures, and duly noticed meetings may be held notwithstanding that those alternatives are unexpectedly unavailable. Accordingly, members of the public assume the risk that they may be unable to watch and listen to and/or participate in Planning Commission meetings through such alternatives.

Subject to the above disclaimer, the County intends to allow members of the public to listen to and participate in this meeting virtually. For instructions on joining this meeting, visit www.santafecountynm.gov/planning-meeting.

1. Opening Business

- A. Call to Order - 4:00 p.m.
- B. Roll Call.
- C. Pledge of Allegiance.
- D. Approval of Agenda. (Action Item)

2. Approval of Meeting Minutes (Action Item)

- A. Request Approval of the April 17, 2025, Planning Commission Meeting Minutes.

3. Consent Agenda (Action Items)

4. New Business (Action Items)*

A. CASE #25-5090 David Anchondo, Variance, David Anchondo, Applicant requests a variance of Chapter 9, Table 9.11.2: Dimensional Standards TAP RES-E (Residential Estate) to allow a maximum height of 23 feet. The 3.466-acre site is zoned Residential Estate (RES-E) within the Tres Arroyos Del Poniente Community District Overlay which allows for a maximum height of 18 feet. The site is located at 818 A NM 599 Frontage Rd within Township 17N Range 9E Section 29, (Commission District 2), SDA-2. Parcel ID #99305719. David Ruiz, Case Manager.

B. CASE #25-5040 Ridgeline Manufacturing, Conditional Use Permit (CUP), Matias Roybal, Applicant, is requesting approval of a Conditional Use Permit (CUP) to operate a manufacturing business from his home. The site is zoned Residential Estate (RES-E) in the Rural Commercial Overlay Zone (O-RC). Chapter 8.11.2.4, states that a manufacturing business is a CUP within the Rural Commercial Overlay. The 67.10-acre parcel is located at 3236 NM 41 (Commission District 3), Parcel ID # 94557056. Dominic J. Sisneros, Case Manager

C. CASE #24-5330 Verizon New Wireless Communication Facility Conditional Use Permit (CUP). Verizon/Sun State Towers, Applicant, Pinnacle Consulting Inc, Agent, request a Conditional Use Permit to allow the placement of a new 150' wireless communication facility within the proposed leased area (Section 10.17). The site is within the Agricultural/Ranching (A/R) Zoning District. Table 10-3 allows for a height of 150 feet within the A/R Zoning District.

Appendix B, Use Matrix, illustrates that a new wireless communication facility within the A/R Zoning District is Conditional Use (CUP). The site is located at 364 Lone Mountain Rd. SDA-3, within Section 6, Township 12 North, Range 8 East (Commission District 3). Parcel ID # 99305463. John Lovato, Case Manager.

5. Petitions from the Floor

6. Matters from the Commission

7. Matters from the Attorney

8. Matters from Staff

9. Next Regularly Scheduled Meeting: Wednesday June 18, 2025

10. Concluding Business

A. Adjournment. (Action Item)

11. 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 the Santa Fe County Growth Management Office at (505) 986-6225 in advance to discuss specific needs (e.g., interpreters for the hearing impaired or readers for the sight impaired).

B. *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.