



Wednesday, April 20, 2022
Sustainable Land Development Code Hearing Officer Meeting

**Sustainable Land Development Code
Hearing Officer Meeting 3:00pm
County Commission Chambers, 2nd floor
Santa Fe County Administration Building
102 Grant Avenue**

1. Opening Business

A. Call to Order

2. Approval of Agenda

A. Amendments

B. Tabled or Withdrawn Items

3. New Business

A. Case # 22-5030 High Desert Relief Conditional Use Permit (CUP). High Desert Relief, Applicant, Jeff Robb, Owner, request approval of a CUP to allow a 2,880 sq.ft. Commercial Greenhouse for the purpose of producing cannabis. Ordinance 2021-03, Section 10.22.3.3 defines a cannabis producer or cannabis producer microbusiness that cultivates cannabis plants indoors shall be treated the same as the following use: Commercial Greenhouse. The property is within the Residential Estate (RES-E) Zoning District. Appendix B of the SLDC illustrates a Commercial Greenhouse as a Conditional Use (CUP) within RES-E zoning. The site is located at 33 (10.18-acres), 40 (10.18-acres), 50 (10.19-acres), & 51 (10.20-acres) Persia Ct. SDA-2, within Section 1, Township 10 North, Range 8 East, (Commission District 3). Jose E. Larrañaga, Case Manager

B. Case # 21-5120 American Tower/AT&T Conditional Use Permit and Variance. American Tower/AT&T, Applicant, Arvin Norouzi, Agent, request approval of a Conditional Use Permit for a Substantial Modification, as per Section 10.17.4.2.1, to replace an existing tower (35' in height) and construct a new 150' tower and install new equipment within the leased area. The applicant also requests a variance of Section 10.17.3.2.3 to allow the fall zone of the proposed 150' tower to be less than 300'. 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 Substantial Modification within the A/R Zoning District is a Conditional Use (CUP). The site takes access via US Highway 285, 16 miles North of Clines Corners and is located at 51 Boomer Road. SDA-3, within Section 32, Township 12 North, Range 11 East (Commission District 3). Jose E. Larrañaga, Case Manager

C. CASE # 21-5140 Esencia Subdivision Conceptual Plan and Variance. Esencia Holdings, LLC., Applicant, JenkinsGavin, Agent, for Conceptual Plan approval for a 710 lot residential subdivision to be completed in 5 Phases on a total of 277 acres +. The Applicant is also requesting a variance of Chapter 8.10.3.12.1 of the SLDC in order to allow only single-family homes rather than a mix of housing types as required by Code. The property is located within the Community College District, East of NM14, at the end of Camino Vista Grande and at the end of Vista Del Monte (south of the intersection of Avenida del Sur and A Van Nu Po), within Section 30, Township 16 North, Range 9 East (Commission District 5). Vicki Lucero, Case Manager.

4. Adjournment

5. 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 the Hearing Examiner, 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, titled "Here's How To Join The Hearing Officer Webex Meeting"