



Thursday, May 8, 2025

Sustainable Land Development Code Hearing Officer Meeting

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Hybrid In-Person and Virtual Meeting

Santa Fe County John Gaw Meem Historic Building

Commission Chambers

102 Grant Avenue

Santa Fe NM 87501

Santa Fe County's Growth Management Department strives to make its Sustainable Land Development Code Hearing Officer 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/hearing-officer.

1. Opening Business

A. Call to Order.

B. Approval of Agenda. (Action Items)

2. New Business

A. CASE #25-5060 Michael Ray Martin & Belyn Schwartz, Variance. Michael Ray Martin and Belyn Schwartz, Applicant, are requesting a variance of Chapter 10.4.2.4 to allow the proposed accessory dwelling unit to utilize a separate septic system. The property lies within the Rural Residential Zoning District (RUR-R). The property is located at 128 Cloudstone Dr. SDA-2 within Township 16 North, Range 10 East, Section 5, (Commission District 4), Parcel # 23399211. Marie L. Martinez, Case Manager.

B. CASE #25-5010 Javier Juarez, Variance. Javier Juarez, Applicant Lisa D. Martinez, Agent requests a variance of density to divide 8.954 acres into 7 lots, each containing 1.25 acres ±. The applicant also requests a second variance of the existing 250-foot setback from NM 599 right of way. A third variance request of Open Space. The property is zoned Residential Estate (RES-E) within the Tres Arroyos del Poniente Community District Overlay which allows 1 dwelling per 2.5 acres. The property is located at 3 N. Horizon Lane, T16N R8E S1 (Commission District 2) Parcel ID #58502016. Marie L. Martinez, Case Manager.

C. CASE #25-5020 Thomas Simek and ChrisTina Maestas-Simek, Conditional Use Permit. Thomas Simek and ChrisTina Maestas-Simek, Applicant, are requesting approval of a Conditional Use Permit (CUP) to utilize their land for retreats of Memorials/ Celebrations of Life, Weddings, and Transitional Ceremonies, celebrating the well-being following chronic illnesses, etc. The site is zoned Traditional Community (TC). Appendix B, Use Matrix illustrates that a Retreat is a CUP within the TC Zoning District. The 3.45-acre parcel is located at 7687 Old Santa Fe Trail, within Section 22, Township 16 North, Range 10 East, SDA-2 (Commission District 4). David Ruiz, Case Manager.

D. CASE #25-5050 New Wireless Communication Facility Conditional Use Permit (CUP). Verizon Cell Tower Applicant, Pinnacle Consulting Inc, Agent, request a conditional use Permit to allow the placement of a new 120' wireless communication facility and a 40' x 40' compound to enclose equipment within the proposed leased area. The site is within the Rural Residential RUR-R Zoning District. Table 10-3 allows for a height of 120 feet within the RUR-R Zoning District. Appendix B, Use Matrix, illustrates that a new wireless communication facility within the RUR-R

Zoning District is a Conditional Use (CUP). The site is located East on NM-14- Turn South/right at Camino Querencia-Facility will be to the South of Camino Querencia (Commission District 3) SDA-2. John Lovato, Case Manager.

E. CASE #25-5100 Bruce & Deborah MacAllister, Conditional Use Permit (CUP), Bruce and Deborah MacAllister, Applicants and property owners request approval of a CUP to propose to build a new two car garage with an attached workshop and small accessory dwelling unit. The proposed new structure would be approximately 1183 sq. ft, with 456 sq. ft of heated space for the accessory dwelling unit, as well as 727 sq. ft of space for the garage and attached workshop. The 1.787-acre site is zoned Residential Community (RES-C), within the community overlay district of Tesuque (O-CD). The site is located at 1473 Bishops Lodge Rd (Commission District 1), SDA-2. Parcel ID # 46011751. Dominic J. Sisneros, Case Manager.

3. Next Scheduled Meeting June 12, 2025

4. Concluding Business

A. Adjournment. (Action Item)

5. 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).