

**TRANSCRIPT OF THE
SANTA FE COUNTY
SLDC HEARING OFFICER MEETING**

Santa Fe, New Mexico

June 11, 2026

1. Opening Business

A. Call to Order: This Santa Fe County Sustainable Land Development Code Hearing Officer meeting was called to order by Santa Fe County Hearing Officer Joseph Haupt on the above-cited date at approximately 3:00 p.m. in the County Commission Chambers, 102 Grant Avenue, Santa Fe, New Mexico.

HEARING OFFICER JOSEPH HAAPT: I have been designated by the Santa Fe County Board of County Commissioners as the Sustainable Land Use Hearing Officer pursuant to the Sustainable Land Development Code, which I will refer to simply as SLDC from time to time today. As the hearing officer, I will be conducting this meeting and on the matters heard I will make recommendations to the Planning Commission based on my findings of fact and conclusions of law.

B. Approval of Agenda

HEARING OFFICER HAAPT: This hearing was originally set on two matters, Case 26-5070 and 26-5080. I would like to ask the staff, are there any amendments to the agenda?

JOSEPH LOVATO: Hearing Officer, there are no amendments to the agenda.

HEARING OFFICER HAAPT: Very good, in the absence of any amendments, I approve the agenda including all exhibits thereto. At this time, I call our first case on the agenda, case number 26-5070.

2. New Business

A. Case No. 26-5070 Daniel Weed, Applicant, requests a variance of Chapter 8, Section 8.6, Table 8-9: Dimensional Standards Residential Fringe to allow two (2) primary residences on a parcel of land consisting of 6.018 + acres. The property is located at 39 Burro Bend, within the Residential Fringe Zoning District which allows for one (1) dwelling unit per 5.0 acres, within Section 3, Township 15 North, Range 10 East. (Commission District 4) SDA-2

SFC CLERK RECORDED 07/06/2026

[Duly sworn, Destiny Romero, provided the staff report.]

DESTINY ROMERO: Destiny Romero, Building and Review Specialist Senior. Before I begin my presentation, I would like to add an additional two exhibits to the record. Exhibit I, site visit photos, and Exhibit J, letter of opposition that staff received this morning.

HEARING OFFICER HAUPT: Thank you. These will be received into the record. Thank you.

MS. ROMERO: Thank you. [Ms. Romero read the case caption as shown in bold above.] The property currently contains one permitted single-family dwelling and a permitted accessory structure. The permitted access-accessory structure was then converted to a second dwelling unit by constructing an addition above the permit-permitted accessory structure without obtaining the required additional permits. The lot is currently served by an approved well and permitted by the Office of the State Engineer. The property is also served by a permitted and approved septic permit from the New Mexico Environmental Department.

The applicant purchased the property as it is in November 2019. The primary residence is 1,934 square feet, while the second residence is 1,234 square feet. To qualify as an accessory dwelling unit, the converted dwelling would have to be a maximum of 967 square feet and one story.

In 2007, the owner of the property at the time applied for a density variance but was denied at the Santa Fe County Review Committee. After the denial, the property owner withdrew their application and was to bring the property into compliance but failed to do so. The owner then sold the property with the violation. The property has been sold multiple times since 2007, and the current property owner is attempting to bring the property into compliance

The applicant has addressed the variance criteria and staff has responded to the applicant's comments as contained in the memo. Building and Development Services staff has reviewed this request for compliance with the pertinent SLDC requirements and finds that the facts presented do not support the request for a variance. As stated above, staff does not believe applicants have justified that any of the variance criteria of SLDC 4.9.7.4 have been satisfied.

Staff recommends denial of the requested density variance of Chapter 8, Section 8.6, Table 8-9, Dimensional Standards of Residential Fringe, to allow two primary residences on a parcel of land consisting of 6.01 acres. There are no extraordinary or exceptional practical difficulties of the land that justify approval of the requested variance.

If the Hearing Officer finds that the application has met the variance criteria and recommends approval of the variance, staff recommends the following conditions at a minimum be imposed. Hearing officer, may I enter the conditions into the record?

HEARING OFFICER HAUPT: You may, thank you.

MS. ROMERO: Thank you. Staff would like to impose an eighth condition that states, Applicant will need to clean and clear property of all debris prior to Planning Commission meeting on July 16, 2026.

To be clear, staff's identification of these conditions is not intended as an indication that staff approves or would approve the granting of the requested variance.

SEC CLERK RECORDED 07/06/2026

Staff's position is that this application does not comply with the SLDC and does not satisfy the variance criteria of Section 4.9.7.4, and that no conditions, regardless of how carefully crafted, can change that non-compliance. These conditions are presented simply to inform the Hearing Officer of recommended conditions if the evidence presented convinces you that approval of the variance is in fact warranted Thank you, Hearing Officer. I stand for any questions.

HEARING OFFICER HAUTP: Thank you, Mr. Romero. I do have a few questions. The first is mostly a housekeeping matter. You just entered the condition related to the debris around the units. The memo that you submitted also has five additional conditions which you did not read into the record. It has been made part of the record by virtue of being attached to the, the agenda for today, but I want to be clear. Is the County also requesting that the five conditions listed in your memorandum also be imposed if the variance is granted?

MS. ROMERO: Hearing Officer, that is correct. I can read those conditions for the record if you'd like.

HEARING OFFICER HAUTP: Maybe just for the sake of good order we should do that. Please go ahead.

MS. ROMERO: Thank you.

- #1. Applicants shall comply with all conditions recommended by the Fire Marshal.
- #2. No further accessory dwelling units will be allowed.
- #3. Applicant shall apply for an after-the-fact permit for the unpermitted structure.
- #4. All future development of the property shall comply with the requirements of the SLDC and any other applicable County ordinances except as expressly modified by the variance approval.
- #5. The variance shall automatically expire within one year of approval unless a plat implementing the variance is filed or substantial construction of authorized improvements has occurred.

HEARING OFFICER HAUTP: Thank you. The record shall reflect those conditions as well as the condition you read earlier. I do have some additional questions. Page 2 of your memorandum references the prior application process for a density variance by former owner William Hampton. The memorandum references that the variance was denied, and then it states, and I quote, "After the denial, the property owner withdrew their application and was to bring the property into compliance but failed to do so." Close quote. When the memo says that he was required to bring or he was to bring the property into compliance, was there an agreement between Mr. Hampton and the County that he would do that?

JOHN LOVATO (Development & Review Team Supervisor): Hearing Officer, I was the previous case manager on that case, and what happened was that they were – there was a final order that was rendered, and they never followed the final order. That was the agreement that he would bring that property into compliance.

HEARING OFFICER HAUTP: Okay, that's clear. Thank you. Ms. Romero, do you know if there was any legal action pursued against Mr. Hampton when he, I think as evident, did not bring the property into compliance?

MS. ROMERO: Hearing Officer, I do not believe so.

HEARING OFFICER HAUTP: And I don't necessarily expect you to know why, given the time that's passed, but do you know why no enforcement action was brought against him?

MS. ROMERO: Hearing Officer, code enforcement received a complaint. The current owner was renting it out, so they went out, assessed the situation, and at that time issued a violation.

HEARING OFFICER HAUTP: Okay. And then – that actually perhaps coincidentally relates to the next question I wanted to ask. So between the time that Mr. Hampton sold his interest in the property and the time Mr. Weed acquired it, has the County pursued any kind of remediation or enforcement related to the accessory structure at issue?

MS. ROMERO: Hearing Officer, not that I am aware of, no.

HEARING OFFICER HAUTP: And, your memorandum and, and the application for the variance are a bit unclear on this point, but has the County pursued any kind of enforcement action against Mr. Weed related to this accessory structure?

MS. ROMERO: Hearing Officer, yes, they have. They did issue Mr. Weed into court.

DOMINIC SISNEROS (Development & Review Team Supervisor): Hearing Officer, I do want to note as well, Ms. Romero is correct. Code enforcement did issue a criminal complaint against Mr. Weed. They then dropped the charges once he actually made an application submittal for the variance request.

HEARING OFFICER HAUTP: Thank you for that clarification. Do we know what court that is in?

MR. SISNEROS: I believe it was in magistrate court, but I would have to confirm.

HEARING OFFICER HAUTP: Thank you, Ms. Romero. One more, Exhibit H, the agenda as it relates to this specific case is titled Proof of Permitting. It's a 296-page omnibus PDF of sorts that contains materials that relate to, I think just in general terms, Mr. Hampton's post-hoc efforts to obtain permitting for the improvements to the accessory structure. Do you know what I'm referring to? Are these materials filed with the County land records for this property?

MS. ROMERO: Hearing Officer, yes, they are.

HEARING OFFICER HAUTP: Mr. Weed's application references a two-story casita on 60 San Sebastian Road. He appears to be alleging that that casita is also in violation of the SLDC. Has staff made any effort to determine – well, first has the staff made any effort to determine if that a true statement?

MR. SISNEROS: Hearing Officer, in order for Santa Fe County Land Use and Growth Management Department to follow up and do an investigation on a case, an actual code complaint has to go into code enforcement in order for that to get started.

HEARING OFFICER HAUTP: Okay, and thank you for that. And I didn't mean to imply that you had some obligation. Just because the application had been submitted in March it came to mind.

Thank you, Ms. Romero. Those are all the questions that I have for now.

MS. ROMERO: Thank you.

HEARING OFFICER HAUTP: Okay, who will be presenting on behalf of the applicant? Please come on up.

DANIEL WEED: Hearing Officer, I am the applicant. I'm Daniel Weed. Thank you for your time. I haven't been through anything like this before.

HEARING OFFICER HAUPT: No worries. I understand. Let's get you under oath first.

[Duly sworn, Daniel Weed, testified as follows:]

MR. WEED: My current address is 2410 Camino Capitan, Santa Fe, New Mexico 87505.

HEARING OFFICER HAUPT: Thanks, sir. You may proceed with your presentation.

MR. WEED: So as you've been made aware, I purchased this property back in 2019, unaware of past issues with the property. It was only after getting to meet some neighbors, and they made some statements, and I had some confusion. It seems like there was some past history with the property and that after two sales, I had inherited some bad blood. When the property was originally developed, that whole subdivision, the original builder, I guess told them that that area where the property is now located wasn't going to be developed. That was going to be kind of community property. For some reason, it ended up being developed. So I know that there was neighbors that were concerned about that, and I don't want to diminish their concerns. I just want to seek justice and seek what is, you know, most fair. So when Hampton apparently had some failures and some sins of his own, the property was approved for sale by the HOA, not just once, but twice, and it's that same HOA that is coming to me now expecting me to bend over and take that fault. The fault also was on behalf of the County not properly enforcing the first measures. So granted that it's been over 15 years, my opinion is, that it's outside of any enforceable timeline.

When I applied to purchase the property, I applied with a contingent with a mortgage of there being rental income off of that second unit, and I would have never purchased the property if I knew that it was unable to be used as such. The neighbors were aware that there was a third resident on the property at that time living in the yurt. And, they seemed to allow that without hesitation because they knew the gentleman. When I purchased the property, I wanted to be kind to him and just allow him to stay. He was an old veteran. So he stayed on the property. He's no longer there due to health concerns.

So the concerns of the neighborhood are that the property is where a large source of the water for the community comes from. So of course, they would love to not have any residents or anything there, and I can respect that. But the reality is that that the covenants allow for a primary residence plus a secondary dwelling unit and disallowing that second unit doesn't go against what's already there. I could apply to then build another ADU, so that's not in conflict with the intent, you know, of the county regulations or the HOA covenants.

So the review criteria that we are looking at today basically lays out a provision for me to come to you guys and say there's been massive financial hardship on my part, and that it isn't in any contradiction to the covenants that are already in place. Just because the building is a little bit larger than some of the other ADUs in the subdivision doesn't, like, it doesn't change the fact that you can have two units there. The County Assessor's already been charging property tax for unit A and unit B for a number of years. We've been paying on that.

I'm in a position where it's been such a financial burden. I can't rent it out right now because I've been in, you know, conflict here. I can't in good conscience put a tenant in there if I don't know what's going to happen. I can't rent out the main house for more than the expenses on the property. It's only by the grace of god that I'm not bankrupt right now. This whole process has just been, it's been very devastating for me financially and psychologically, and I appreciate your time.

The main things are that I shouldn't be held at fault for the past sins and bad blood of prior neighbors years and years ago. Having a second unit on the property is in compliance with the County regulations and the HOA covenants, and I'm simply seeking a way to resolve this so that I can either keep the property or I cannot pass off this to the next, next owners.

This has been going on for a long time. It's kind of a sticky situation, and I'm coming before you today to seek justice. The HOA has liability here in allowing the two sales. The County has liability here in not enforcing their prior ruling. And I'm here asking for just a, a plea of compassion.

I don't know if you've read my letter dated on March 26th yet. If you have, I won't review it. I've laid out my points there.

HEARING OFFICER HAAPT: Sorry, you mean your letter of March 20th?

MR. WEED: Yes, March 20, 2026.

HEARING OFFICER HAAPT: Yes. I've read your letter and all the materials that were submitted, with your application.

MR. WEED: Okay. So I won't take time in viewing that. I guess my – what I would like you to consider is liability and fault, and is it ethical for me to take that blow for someone else's failures years and years ago? The failures of the original landowner, the failures of the HOA, and the failures of the County. Thank you.

HEARING OFFICER HAAPT: I do have some questions for you, and I do just want to make clear, I understand your presentation and the position in which you find yourself. My role is fairly limited. In fact, maybe extremely limited. I am to find whether or not three factors set out in the SLDC are satisfied, which is not to say that the matters you've raised are irrelevant, but I, I just want to make sure that you're aware of the context in which you are making this presentation and, and what I'm trying to – basically, where I'm trying to make those facts fit, if that makes sense to you.

So my questions: so I understand generally that you believe that there are special circumstances unrelated to the land that you believe warrant me recommending that this variance be granted. I do just want to make clear because it didn't seem to be anything in your, in your application, and so I want to make sure that you have a chance to put it on the record if relevant. But are there any extraordinary and exceptional conditions of the property itself that are relevant to your application?

MR. WEED: I'm trying to decipher the question, and my request for variance is that it is too large compared to the main house by over a few hundred square feet, and that it is built upon a second story. So I wouldn't be able to drop it to be one story because it's already built on top of a shop, and I can't change the exterior size. Certainly I could maybe block off a room or a portion inside to say that it's not usable space so we could come into compliance.

Hearing Officer, my goal here is to come into compliance to get this paperwork cleaned up just so that we can put all this behind.

HEARING OFFICER HAUPT: Thank you. And actually those points that you raised they do address the question that I'd asked.

So it sounds like you have been renting the property since you purchased it, specifically the accessory structure?

MR. WEED: At times. I purchased it as a primary residence and lived there for a few years until I separated with my wife at that time. And due to the – just that whole emotional process, felt it best to move away from the property. It was only when I was under contract for sale last year that it came about that there's permitting issues and that the second unit may not be allowed to be used as a rental.

HEARING OFFICER HAUPT: Okay. You'd mentioned that there was a gentleman who was renting that space when you first purchased the property. Other than him, how many renters have you had in that accessory space?

MR. WEED: So that gentleman was not renting. I just allowed him to stay there.

HEARING OFFICER HAUPT: Okay.

MR. WEED: I've had it, um - I think maybe two, possibly three longer term rentals and then a handful of short-term rentals.

HEARING OFFICER HAUPT: Okay. Short-term rentals like Airbnb type of thing?

MR. WEED: Which no longer is allowed.

HEARING OFFICER HAUPT: Allowed under what?

MR. WEED: Under the HOA, they voted. They were upset that there were renters there. And that's part of their overall concern. Their preference would be for that whole property to just not have anything on it. I'm more than willing to sell it to the HOA for the price of, you know, of the house plus a fully functional unit, and they can destroy it and do whatever they want with it. But the reality is that I purchased it under mortgage under the assumption that I would be able to be drawing income off of the second accessory dwelling unit that had been used by the prior two owners, and I know that the neighbors are aware of that.

HEARING OFFICER HAUPT: I understand. So the two or three longer term rentals that you, or renters I should say, that you referenced, were they living by themselves in the structure? Did they have a partner of some sort? Was it a family? What was the, the situation there?

MR. WEED: Small, small family. I'm thinking of one that had two adults and one child.

HEARING OFFICER HAUPT: Okay. If the accessory structure was to code and specifically limited to a single story and 967 square-feet, would you be able to rent it out in the same manner?

MR. WEED: I would be able to rent it out, not in the same manner. It wouldn't be able to – so when I applied for the mortgages, it was based off of the income of a two-bedroom, 1,200 square foot unit.

HEARING OFFICER HAUPT: I have a few additional questions, and this actually relates to some of the matters that you raised in the March 20, 2026 letter, so I'm, I'm glad that you raised that. You'd mentioned, and I quote, "39 Burro Bend lays

within zoning that allows a single-family residence as well as an ADU," close quote. And then you go on to say, and, and you mentioned it here today as well, but you go on to say that granting the variance request does not, quote, "change the original intent of the property," end quote. I'll be direct, and I'm not trying to give you a tough time, but, but how does adding what is in effect a second single-family residence to a property that's only zoned for one single-family residence not change its intent vis-a-vis the zoning?

MR. WEED: I understand the question, Hearing Officer. There are many, I mean, people can rent out any size building that they want and put as many people in it. I've lived in an RV with a wife and two children. I don't – I'm speculating here, but I could imagine that the size of the ADU would be allowed if the primary residence was larger, and then that would be the appropriate percentage

HEARING OFFICER HAUPT: And you're, to be clear, you're speculating. You don't know for sure whether or not that's consistent.

MR. WEED: I would assume as much. I would assume that the primary residence could be built up to add square footage to then offset the ADU being too large. And my request for variance, I'm just going through the process here trying to figure out what makes the most sense. What, what can we do with it? Is it allowing this variance? Is it, is it subdividing? I don't know. This is off the recommendation of the TAC committee to go with this variance request as the most streamlined way. I'm certainly open to other options. I'd appreciate if, if the neighbors also would be happy with the outcome. You know, I'm not trying to upset anyone. I'm just trying to seek a just outcome.

HEARING OFFICER HAUPT: I understand. And to be clear, my questions are just to try to flesh out some of the factual record just so that I can close off some of the ambiguities that I had as reading through the materials. Do you make a profit on the rental income after you account for mortgage payments and maintenance?

MR. WEED: No. I mean, I haven't been able to rent the property. I mean, that's one thing. Even if I had the main residence rented, I wouldn't be able to pull a profit. The only years I was profitable is while I was living there, and then I used the rental income to help offset some of that mortgage payment.

HEARING OFFICER HAUPT: Okay. Your application, and this is the same letter, although now it's a little further along. Your application states quote, "Attempting to enforce this old violation falls outside of any statute of limitations," close quote. I'm going to have a few questions like this. I know you're not a lawyer, but to the extent you –

MR. WEED: I'm trying here.

HEARING OFFICER HAUPT: I understand. But to the extent you, you have something specific in mind for some of the issues I'm going to ask you about, it's just so that the record's more clear than it currently is. But on the statute of limitations reference, is there a particular statute and limitations that you're referring to there?

MR. WEED: Per Google, I looked, and it says 10 years is how most things fall outside of, and the fact that the original decision by the County wasn't enforced and that had been over 10 years.

HEARING OFFICER HAUPT: Okay. Similarly, it appears, and this is reading from the application as well, quote, "It appears that the County may not have appropriately followed through in enforcement measures with their ruling," close quote.

And again, similar question: are there any specific enforcement provisions that you're referring to there?

MR. WEED: Can you repeat the question? I'm sorry.

HEARING OFFICER HAUPT: Yeah, sorry. So, the application states, and I quote, "It appears that the county may not have appropriately followed through in enforcement measures with their ruling." So that's on page 1 of your letter. And I'm just, similar to the statute of limitations question, I'm wondering if there are any specific enforcement provisions that you're referring to in that statement.

MR. WEED: I haven't been through this process before, but I would imagine that whatever ruling the County issues that they would then do the due diligence to follow up on that so that issues like this don't keep getting passed down the road.

HEARING OFFICER HAUPT: Okay. Similarly, and you mentioned this today, but your letter also talks about how the County could be liable. Is there anything else that you want to say on the record for the source of that liability or the basis for that liability?

MR. WEED: The basis is simply the evidence that the property went through two sales in the condition that when Hampton had it in after the fact that the County had issued the ruling to discontinue the kitchen or something of that sort.

Also, I'll also say that the fact that the County Assessor has it listed as Unit A, the main house with that same square footage, and Unit B with that same square footage indicates that it has already been accepted and approved for use. It's a sticky situation. I understand.

HEARING OFFICER HAUPT: I understand. I want to go back to the first page of this letter that you submitted, and you say, in the third full paragraph that you say, quote, "During the purchase process, I recall a conversation with my realtor that went something like," quote, "We weren't able to find permits for all the buildings, which is quite normal for this area. It shouldn't be a problem," close quote. So my first question, I just want to make sure the record's clear. What steps did you take after receiving that information to ensure that the property was in compliance with applicable land use and development codes?

MR. WEED: A twenty-something-year-old kid, I just went off what my realtor said. I went off the – I talked to some neighbors that had already told me that it had been rented for years. I had no indication at that time, and I'm not trying to plead ignorance at the, you know, shrugging any responsibility, but I had evidence that it had been used and maybe grandfathered in as such for years and years. And I had no reason to believe that anything would change that.

HEARING OFFICER HAUPT: Okay. And you mentioned, both in your letter and just now during your presentation, evidence from neighbors. Does that evidence go beyond what you've described with them just telling you that the property had been that – sorry, that that accessory structure had been rented in the past?

MR. WEED: Can you restate the question?

HEARING OFFICER HAUPT: Absolutely. I knew as I was talking that that was going – that you were going to ask me to rephrase. So I think the record reflects what you've said, that you've said your neighbors had told you that the accessory structure had been rented out in the past.

MR. WEED: Yeah.

HEARING OFFICER HAUPT: Is there any evidence from the neighbors beyond statements to that effect from them?

MR. WEED: That it had been rented?

HEARING OFFICER HAUPT: Correct.

MR. WEED: No, other than I've met prior renters of that property that lived there for I know at least, like, three or four years. While the previous tenant had occupied the casita, she had rented out the main house to a family for multiple years.

HEARING OFFICER HAUPT: Okay. I've not received any request for cross-examination, so at this time I'm going to excuse you, Mr. Weed. But I think we're going to have some comments by possibly interested parties and or the public generally. I will give you a chance to say the last word, okay?

MR. WEED: Thank you, Hearing Officer.

MR. SISNEROS: Hearing Officer Haupt, I just want to make some clarifications on the accessory dwelling unit issue. So it's not only the square footage that would not qualify this structure as an accessory dwelling unit, it's also that the structure exceeds one story in height and is taller than the primary dwelling. And it has its own septic system; therefore, it's not sharing the utilities with the primary dwelling, so that's another qualifying factor as well.

HEARING OFFICER HAUPT: Okay. Thank you. All right, let's do this first. So parties with standing are the following: registered organizations, community organizations, and owners of properties within 500 feet of the subject property. Do we have any of those? Okay, looks like we have two. That's relevant as opposed to just normal general members of the public because there are some procedural rules that are slightly different. Sir, with the hat closest to me, how about you come up and present first? We're going to go ahead and swear you in, and then you can make your presentation.

[Duly sworn, Stephen Diamond, testified as follows:]

STEPHEN DIAMOND: Stephen Diamond, 16 Burro Bend Road, Santa Fe.

HEARING OFFICER HAUPT: Thank you, Mr. Diamond. You may proceed.

MR. DIAMOND: So I am one of the residents that is next to Daniel's property. I am also one of four who share a shared well with his property. There are two wells located on his property. So there's a total of eight properties with water service from his property. He is correct, in that originally everyone was told that that property would not be developed, which is why the wells were down there. The original owner, Win Hampton, as he mentioned, at some point decided to build on that property because he separated from his wife. He was one of the original developers of that subdivision. Win built the primary house. No, no issues there. I believe he had a permit for that. He then later built a shop, which I believe he also had a permit for. But then he built this apartment, as he called it, on top of the shop. No permit, that none of the neighbors knew about it, you know, he's down below in the main arroyo, and so no one really knew what was going on down there.

To address one point, the HOA does not approve or disapprove sales of properties.

HEARING OFFICER HAUPT: Sorry to interrupt you. Are you a member of the HOA?

MR. DIAMOND: I am.

HEARING OFFICER HAUPT: Okay, thank you.

MR. DIAMOND: I am the president of the HOA.

HEARING OFFICER HAUPT: Even better. Thank you.

MR. DIAMOND: In 2008, we filed a complaint against Win Hampton for the additional dwelling unit that he had. He was having renters in there that were causing problems and we were seeing the sheriff up and down the road constantly and the road to Daniel's property goes through my property. The county at that time, told Win that he had to make a choice on a guest house as having either a kitchen or a bathroom. That was the rules at that time. He was directed to discontinue the kitchen, to plug the piping, and have that as a truly defined guest house according to county rules. He supposedly did that, but we found out later he did not. He faked it and kept the kitchen intact and then continued to rent out the property. We did complain about this. The County was not able to do anything, and, and I'm not sure if they went out and verified the closure of the kitchen or not. Subsequent to that, Win did sell the property to another owner, Isabelle I don't remember her last name, who was the owner before Daniel. We have no knowledge of her living in the apartment and renting out the main house. There was a gentleman who lived in a yurt on that property, that the County did in, in fact tell Win that he had to have that gentleman removed, which also did not happen. The HOA did not pursue that because he had no impact on utilities. He only drew a five-gallon container of water to use in his yurt. He wasn't actually on the water system. The water in our HOA is limited to a quarter acre-foot per residence or per lot. So if, if you have two dwelling units, then you have an eighth of an acre-foot per.

One of the issues we've had that's started with Win and proceeded through to Daniel is that there are no water meters on his two residences as required by the HOA. We have asked Daniel numerous times to install those and that has never happened. At one point, Daniel left the property. He is not an owner in residence. He left the property. He had a young woman living in a little RV acting as his Airbnb agent, and he was renting out both of those dwellings under Airbnb. Our water consumption doubled, and we then went to the County and asked them to look into this. They shut down his Airbnb. He had no permit for the Airbnb and especially since he was not an owner in residence. He is still not an owner in residence. As he indicated, he does not live out there. I guess I don't agree with the fact that he's not living there because people don't like him. That's not true.

We do want to maintain our single family residence. If this variance is granted, it opens up the whole subdivision for more variances and more dwelling units, and we don't think we have the water capacity to do that. Back when Win Hampton originally asked for a variance, the county's hydrologist shut it down saying there was not adequate water resource.

I'm not sure what else to – anyway, when we did get notification of Daniel's application for a variance, we went to the neighbors and the remainder of the subdivision. We have submitted a document. We didn't have a lot of time to get it together, so it got submitted this morning. I think you have it. You will see that 14 of the 16 owners are opposed to this variance.

We wish Daniel the best. I hope he can sell this property and make a profit off it, but not at our expense, which we see two dwelling units, two primary dwelling units as doing that. If he has a guest house, that's allowed under the HOA. It's allowed, I believe, by the County, but not two primary dwelling units.

Mr. Weed did attempt to sell this property. When he did, he had it advertised as two primary dwelling units which was not legally true. We did inform him and his realtor of that fact, and I believe they had to change their advertisement for that. So we as a subdivision are opposed to this variance, not because we don't like Daniel, just that we don't want this to become a precedent, and we don't want the added burden on our water and roads. They are private roads, and we have to maintain them. Two dwelling units makes that harder and affects our water use. There are two other members of the HOA here, who I think may or may not want to address this. But I think I'm complete unless you have questions, sir.

HEARING OFFICER HAUPT: I do not have any questions at this time. Thank you for your presentation, sir. So other interested party: how many other interested parties would like to speak? As opposed to just being here. You don't necessarily have to, but if you would come today planning—okay, so just one more. Dominic, do we have anyone online who is an interested party?

MR. SISNEROS: Hearing Officer, we have nobody online, wishing to speak on this matter.

HEARING OFFICER HAUPT: One housekeeping matter. Aside from parties with standing, are there any members of the public who fall outside of the, that definition that I read earlier that plan to speak today on this matter? So just one, okay. In the interest of time, for the next two speakers, I'm going to impose a time limit of four minutes. Will you be prejudiced if I do that?

STEVEN SANDOVAL: I'll be quick.

HEARING OFFICER HAUPT: Okay, very good. Let's go ahead and get you under oath, and then we'll proceed.

[Duly sworn, Steven Sandoval, testified as follows:]

STEVEN SANDOVAL: Steven Sandoval and I am going to live at 19 Burro Bend. We're currently constructing right now.

HEARING OFFICER HAUPT: Okay. Thank you, Mr. Sandoval. You may proceed.

MR. SANDOVAL: Again, just a little defense of Dan Weed. Everyone in the community actually does like him. I'm new. I think all we want really is to protect, again, like what Steve was saying, the resources of that area, I don't know if you've done like an aerial view of it. It's pretty rural, right? And we're in charge of, like he said, the roads, the wells. It all comes out of our pocket, including Daniel's, as he knows. With that said, you know, my stance on it is, if he was requesting a variance to live there full-time and be a part of the community, I would be definitely on board with some type of resolution. But much like what Steve had mentioned, to sell it and then leave us with the responsibility of trying to figure all of that out.

Again, I'm currently constructing, so I haven't lived there. I'm there almost every other day though, constructing. And since I've owned my piece of property there, we've had numerous breaks in the line, concerns about the line that runs down to his property, with traffic because of how shallow the main line is. So I just wanted to state that.

I was unaware of the property tax issue. Maybe they can grant, I don't know. I don't know what's going on with that. But, again, I am just, to let you know, opposed to it just purely for the fact that it causes more stress for the residents there. And I've seen it firsthand, and I'm currently not living there at the moment because the house is not done. But it's come out of all, all of our pockets for that well expense. I think that's a big issue as well. So that's all I would like to say.

HEARING OFFICER HAUPT: Okay. Thank you. You're excused. Sir, come on up.

[Duly sworn, Horace Thomas, testified as follows:]

HORACE THOMAS: Horace Thomas, 7 Hampton Road, Santa Fe. I'm one of the other lots that, that has a well down there. We have four other lots and I'm one of those lots. So, with two wells down there, I'm very concerned about the water usage and the water capacity over time. With Cañada de los Alamos having wells go dry and Canocito having wells go dry, I'm very concerned that this variance is not granted because I think the County rules are good. Really, that's all.

HEARING OFFICER HAUPT: Okay. Thank you. Mr. Weed, would you like to respond to the matters that have been raised since you stepped down from the podium?

MR. WEED: Yeah. Thank you.

HEARING OFFICER HAUPT: Just a reminder, you are still under oath. Do you understand?

MR. WEED: Yes. And I appreciate my neighbors and no hard feelings or bad blood. I'm just trying to resolve this. They brought up complaints about water usage, and my rebuttal there would be there would be not increased use if it was just deemed a accessory dwelling unit by the County. Do we then start to remove other ADUs within the HOA because there's concerns for water? That's really what this is. What they're requesting of me is to essentially remove the ADU that I purchased, and I understand the concerns. The, the question is just liability and is it ethical, and is that the right course to move forward? If they are able to kind of give evidence to how Having a 700 square-foot ADU or something would be different than having a 1,200 square foot, I could see some justification there, but I don't see any evidence that that would be any different.

Therefore, the claims of water usage and wear and tear aren't any different than what would apply to any of the other units on the wells. And, again, I understand the complaints around the original fault with the owner. However, the reality is that I purchased a property that had been used and was going to be used as two residences, just like any of the other ADUs within the community. Only later did I find out that it was too big and it was too tall. The height isn't, really isn't the issue. It's just nitpicking to try to see how can we shut this ADU down. It's not in line of sight of any of the neighbors. There are other two-unit ADUs within the HOA subdivision. And yeah, again, it's like I understand their concern, but I'm coming to you expressing just immense hardship that it has caused me in requesting a solution. And if granting the variance for the square footage and the height is a way that we can find a solution, that would be great.

HEARING OFFICER HAUPT: Thank you, Mr. Weed and I appreciate you being here today and, and going through this process. Before, you're excused for the final time, I would like to just make sure that there's nothing else that you want to get on the record, that you've had an opportunity to say everything that you need to say.

MR. WEED: I think everything's been stated. Thank you.

HEARING OFFICER HAAPT: All right. You're excused. Thank you.

Before we move on to the next matter, staff, anything that we need to address on this case based on various things that have been said? Oh, one more thing, Mr. Weed? Come on up.

MR. WEED: In regards to the water usage concern, I'm certainly willing to meter the property to show evidence that it's not of extra hardship. However, I won't go through that process if, if the HOA is going to basically say it's not an ADU. So their back and forth if you can use it, no you can't, you can't use it, but meter it.

So again, I mean, as part of a resolution, I'd be, be more than happy to have the main house and the casita metered independently.

HEARING OFFICER HAAPT: Okay. Yeah. Thank you. All right. Back to the staff. Anything that we need to address on this case before we change?

MR. SISNEROS: Hearing Officer Haupt, we would like to add two additional conditions, if your decision is to recommend approval of this case.

HEARING OFFICER HAAPT: Okay. I'll accept those. Go ahead.

MR. SISNEROS: The two additional conditions would be condition, I believe, would be six, would be that:

The property owner is to meter the well as required not only by the HOA but per the Sustainable Land Development Code.

And is also to, condition number eight, would be to,

Report annually the meter readings of that meter.

HEARING OFFICER HAAPT: Very good. And I believe you said six would be to meter the well, but I think that would've been seven.

MR. SISNEROS: That is correct.

HEARING OFFICER HAAPT: Okay. Very good.

Mr. Weed, I want to give you the last word in all, all cases, so with those – I have one more question for you if you don't mind coming up to the mic. The memorandum related to this case as well and you've heard them today, the additional conditions as well: if the variance were to be granted, would you agree to the conditions that are recommended by the staff?

MR. WEED: I think those recommendations need to be clarified because you said the well metered. The well is already metered. I think if the clarification is to the specific outlet at that second unit or the, the primary residence and the second unit.

HEARING OFFICER HAAPT: Staff, can you address that?

MR. LOVATO: Hearing Officer, point of clarification is to meter both structures and that they be subject to .25 acre-foot per year annually.

HEARING OFFICER HAAPT: Okay. The record will reflect that.

MR. WEED: Okay. Thank you.

HEARING OFFICER HAAPT: Thank you. Before we move on to the next matter, very quickly, I would just like to thank everyone for their appearance here today, the presentations, the comments, they're all very helpful.

I'm going to take this matter under advisement at this time. Within 15-business days of today, I will submit my written recommendation to the Planning Commission, which, as I said before, will include my findings of fact and conclusions of law. With that, I will call the second case on our agenda

- B. Case No. 26-5080 Conditional Use Permit (CUP) Teen Challenge of New Mexico Inc. Applicant, Modulus Architects & Land Use Planning Inc. Agent, requests approval of a Conditional Use Permit (CUP) for a residential treatment campus. Per the SLDC, Appendix B, Use Matrix classifies the proposed use as Conditional Use as Community Home, NAICS 623210. The 5.67-acre property (hereafter, the "Property") is within the Residential Fringe (RES-F) Zoning District. The site is located at 25 Vista Point Road, within Section 19, Township 16 North, Range 10 East, SDA-2 (Commission District 4), Parcel No. 23407616.**

HEARING OFFICER HAAPT: It's case number 26-5080. Just for housekeeping, and I'm going to keep my eye on the clock here. We will have, I presume, one principal presentation. Are we going to have any comments from other community members, any organizations, anything like that? Doesn't look like it, so, yes, go ahead.

ANGELA PIAROWSKI: Hearing Officer, yes, I'll be presenting on behalf of the applicant, and they do have members of their community here to speak in support if you wish to hear it and if time permits.

HEARING OFFICER HAAPT: Okay. Do we have, do we have a sense of how many members of the community wish to speak today?

MS. PIAROWSKI: Hearing Officer, we can keep it to a short list if you have a number in mind, maybe three or four; if that would be helpful.

HEARING OFFICER HAAPT: Three or four? Three or four would be fine, and I think depending on how long the presentations go, I'm inclined to impose a two-minute limit, but I will make a firmer ruling on that as we get closer.

MS. PIAROWSKI: And I'll be quick with my presentation.

HEARING OFFICER HAAPT: Very good. So the first, staff makes their first presentation. I know you'd said you would prefer to do it from there. I'm fine with that. Let's go ahead and get you under oath as we did with Ms. Romero.

[Duly sworn, John Lovato, provided the following staff report]:

JOHN LOVATO: My name's John Lovato, 240 Grant Avenue, Santa Fe, New Mexico, 87501. And I am under oath. [Mr. Lovato read the case caption as shown in bold above.]

Applicant states the property has a longstanding history as a residential behavioral health and life transition facility with operations dating back to 1981, and most recently, the Life Healing Center. The site is developed as a campus environment consisting of residential cottages, dining and assembly space, administration buildings, and internal circulations. The existing development pattern reflects a cohesive low-density layout that has historically supported residential treatment operations. Importantly, no expansion of the building footprint is proposed. The project focused on reactivating the site while aligning it with current code requirements and operational standards. The Life Healing Center in Santa Fe operated until 2020. The center was a prominent residential mental health and addiction treatment facility that focused on trauma-informed care before the closure in 2020 due to the economic challenges. On December 29, 2023, the Life Healing Center officially closed and asked to have its business license closed out.

The property is made up of full established institutional campus that has been used for residential purposes in the past. The land has 21 existing buildings totaling 20,225 square feet of building space. The applicant is now requesting approval of a conditional use permit for a residential treatment facility for men. Participants commit to approximately one-year residential program, which emphasizes stability, accountability, and personal growth.

Team Challenge of New Mexico has established presence within the state, brings operational experience, program structure, and organizational capacities necessary to successfully manage and maintain a residential treatment campus of this nature. This application represents continuation of formalization of the existing and campus configuration with improvements focused on operational clarity, code alignment, and long-term viability.

This application was reviewed for the following applicable standards of the SLDC as follows: access, parking and loading, lighting, fire protection, open space, landscaping and buffering, water supply, wastewater and water conservation. The applicant has addressed the conditional use criteria and staff has responded as contained in the memo.

Recommendation. The staff has reviewed the project for compliance with pertinent SLDC requirements and any relevant ordinances, and found that the facts presented support the request for a conditional use permit to allow for a residential treatment center. The use is compatible with the current development within the affected zoning district. The use will not impact adjacent land uses, and the application satisfies submittal requirements set forth in the SLDC, inclusive of the conditional criteria set forth in Chapter 4, Section 4.9.6.5, subject to the following conditions:

1. The CUP showing the site layout and any other conditions may be imposed through the approval process shall be recorded to expense of the applicant in the Office County Clerk in accordance with Chapter 4, Section 4.9.6.8.
2. The applicant shall obtain Santa Fe County business license.
3. The applicant must comply with all review agency comments and approval.
4. ~~Water restrictions and conservation covenant shall be filed with the County Clerk.~~ [See Page 20]
5. All staff redline and comments shall be addressed prior to plat recordation.

Hearing Officer, just for a note, I have been out to the site. The site has been functional. It is not in full operation, but it is set to be full operation. There were minor adjustments that the staff there at that point were doing to the site. It was myself and County fire that met with the applicants and informed them of the necessary changes that would need to occur,

Thank you, Hearing Officer, and I stand for any questions you may have.

HEARING OFFICER HAUT: I have no questions, Mr. Lovato. Thank you for your presentation. And just I will note that for the record, the conditions that you a moment or two ago, shall be reflected in the record. All right. You are excused, Mr. Lovato.

Who will be presenting for the applicant?

MS. PIAROWSKI: Hearing Officer, I will be presenting for the applicant.

HEARING OFFICER HAUT: Very good. Let's go ahead and get you under oath.

ANGELA PIAROWSKI: Angela Piarowski, 8220 San Pedro Drive, Albuquerque, New Mexico 87113 Yes. P-I-A-R-O-W-S-K-I.

HEARING OFFICER HAUPT: Ms. Piarowski, am I saying that correctly?

MS. PIAROWSKI: Yes.

HEARING OFFICER HAUPT: For the record, what organization are you representing – I know that you're representing the applicant, but what organization are you with that is representing the applicant?

MS. PIAROWSKI: Yes, I'm the president and managing partner of Modulus Architects & Land Use Planning.

HEARING OFFICER HAUPT: Okay. Very good. Thank you.

MS. PIAROWSKI: Thank you. Hearing Officer, are you able to see our presentation on your screen?

HEARING OFFICER HAUPT: Give me one moment. Yes, I am. Thank you.

MS. PIAROWSKI: Great. Thank you. I won't take much of your time, Hearing Officer. As I stated, my name is Angela Piarowski. I am the CEO and managing partner at Modulus Architects & Land Use Planning. Modulus is the applicant's representative for this conditional use permit request. Today, we are requesting approval of a conditional use permit for Teen Challenge of New Mexico at 25 Vista Point Road in Santa Fe County. The purpose of today's presentation is to demonstrate that the proposed use satisfies the requirements of the Sustainable Land Development Code, is compatible with surrounding development, and can be safely and effectively supported by the existing site and infrastructure. Most importantly, this request is not for a new development. It is a request to reactivate a longstanding residential treatment campus that has served individuals in need for decades.

The property has operated as a residential treatment campus since approximately 1981. For more than four decades, this site served as the Life Healing Center, providing behavioral health, recovery, and life transformation services to residents from throughout New Mexico and beyond. The facility operated successfully until its closure in 2020. The request before you today is not a rezoning, not a subdivision, not a new development, and not the introduction of a new land use into this area. Rather, it is the continuation and reactivation of an established residential treatment use on a developed campus. The property contains approximately 5.67 acres, 21 existing structures, and approximately 20,000 square feet of developed building area. No expansion of the campus footprint is proposed.

Teen Challenge is seeking to bring this property back into productive use by providing long-term residential recovery services for men. In many respects, this application restores a community resource that has existed on this property for more than 45 years.

“Why Teen Challenge?” is what we're here to discuss primarily today. Teen Challenge is a nationally recognized recovery organization with more than six decades of experience helping individuals overcome addiction and life-controlling issues. Their model differs from many traditional treatment programs because it focuses on long-term transformation rather than short-term intervention. Participants typically engage in a structured residential program lasting at least one year. The program emphasizes

accountability, personal responsibility, counseling, mentoring, education, work skills, and life restoration.

Teen Challenge already operates successfully within New Mexico and provides an important public benefit by helping individuals become healthy, productive members of their families and communities. This program ultimately contributes to stronger families, safer New Mexico communities, and reduced social and societal costs associated with addiction and homelessness.

The property is fully developed and already contains the buildings and infrastructure necessary to support the proposed operation. The campus includes residential cottages, a dining hall, administrative facility, counseling spaces, open space, parking, and internal circulation. Again, no new buildings are being proposed. The only improvements being contemplated are those necessary to satisfy the Fire Marshal requirements and to rehabilitate aging infrastructure. These improvements include roadway widening where required, emergency vehicle access improvements, turnaround accommodations for fire apparatus and fire trucks, and other life-safety enhancements.

This application has undergone an extensive review process. Beginning with the TAC review, multiple agencies evaluated the proposal and identified items requiring further analysis. Our team coordinated with County staff, the Fire Marshal, infrastructure providers, wastewater consultants, and other stakeholders. We subsequently conducted community outreach, completed utility and infrastructure analysis, performed occupancy and code reviews, and incorporated agency comments into the final application. One of the most important takeaways from this slide is that every TAC comment has been addressed. There are no unresolved agency issues before the Hearing Officer today. The application before you reflects months of collaboration and refinement.

Beginning with water service, the property is served by Sunlit Hills Water System. We analyzed historical usage records and coordinated directly with the utility provider. Sunlit Hills confirmed that service is available to support the proposed operation. Regarding wastewater, the property contains seven existing wastewater treatment systems within an aggregate permitted capacity of 3,600 gallons per day, properly permitted with New Mexico Environmental Department. The systems have historically supported residential treatment operations at this site. New Mexico Environmental Department reviewed the proposal and issued comments and conditions that have been incorporated into the application.

The traffic impacts are minimal. Residents do not maintain personal vehicles, resulting in approximately 42 daily trips of staff and other properties, visitors, and supplies, which is significantly lower than many other institutional or commercial uses.

Finally, we worked closely with the Fire Marshal's Office to evaluate emergency access and life safety requirements. Required roadway improvements, emergency turnaround areas, and apparatus access requirements have been incorporated into our site plan. Collectively, our findings demonstrate that adequate infrastructure exists to support this proposed use. Two more slides and then I'll be done.

On March 18, 2026, we conducted a neighborhood meeting to go over the conditional use permit process. Approximately 25 individuals attended that meeting. The project was presented in detail, questions were answered, and attendees were provided an opportunity to express any concerns, of which none were raised. Importantly, to date, no objections have been received by my office or by the County that I'm aware of. No

follow-up concerns were submitted after the meeting. While public participation does not determine compliance with the code, the outreach process demonstrated that neighboring property owners understood the project and did not organize opposition at this request.

The question before the Hearing Officer today is whether the proposed use satisfies the standards established by the Sustainable Land Development Code. Based on our analysis, County staff analysis, agency review comments, and the evidence contained within the record, we believe that that answer is yes. The project satisfies the health, safety, and welfare criteria. It will not create undue traffic congestion. It complies with applicable fire protection requirements. It does not adversely impact population density. Infrastructure capacity has been demonstrated, and the use is consistent with both the RES-F zoning district and the Sustainable Land Development Code. And perhaps most importantly, our findings mirror the County's own findings.

At this point, I would respectfully submit that the record supports approval. First, this is a continuation of a long-established residential treatment campus. Infrastructure has been thoroughly evaluated and addressed, and the project provides a significant public benefit through long-term recovery services. When we consider the history of the site, the compatibility of the use, the infrastructure analysis, the agency review, and public outreach effort, the evidence consistently points towards an approval.

Hearing Officer, after reviewing the record, the question is no longer whether this use can operate safely or compatibly at this location. The evidence demonstrates that it can. The question is whether this long-established community resource should be allowed to continue serving those in need. We respectfully believe the answer is yes. And on behalf of Teen Challenge of New Mexico and Modulus Architects, thank you for your time, your consideration, and your service today.

With that, I will stand for any questions.

HEARING OFFICER HAUPT: Thank you for your presentation. I just have a couple of questions. One of them was going to be whether you've received any further public comments since the meeting in March, but you've already addressed that, so I need not ask you again. The notes from that meeting show that the owners indicated they, quote, "May explore opportunities for future expansion beyond the current use," close quote, of the property. That's page 11 of Exhibit D to the materials for this case in the agenda. I don't expect you to testify as to what those expansion ideas might be, but I just wanted to make sure that the record is clear that whatever expansion might be contemplated in the future, that Teen Challenge understands those are not before me today. And any future permits, variances, what have you, will have to be sought independently in the future. Is that correct?

MS. PIAROWSKI: Hearing Officer, that is correct, and that is how we understand it as well.

HEARING OFFICER HAUPT: Okay, very good. My final question for you then, if the variance is approved, does Teen Challenge agree to abide by the conditions that have been recommended by the County staff?

MR. PIAROWSKI: Okay, this is our legal counsel.

HEARING OFFICER HAUPT: Okay, very good.

MATT MYERS: Sorry, Mr. Hearing Officer, sorry to interrupt. Matt Myers with Myers, McCready and Myers. I'm the attorney representing the applicant. Would you like me to be sworn in or give my address?

HEARING OFFICER HAAPT: There's some ambiguity in the rules as to whether or not you need to be, but let's just do it for good order.

[Duly sworn, Matt Myers, testified as follows:]

MATT MYERS: Matt Myers, 1401 Central Avenue, Northwest Albuquerque, New Mexico, Suite B, 87107.

HEARING OFFICER HAAPT: Please proceed, Mr. Meyers.

MR. MYERS: Thank you, Mr. Hearing Officer. I have really nothing to add to what Angela has already said. She did an incredible job. But the one question I had was in regards – we're fine with the conditions. I just had a question regarding condition number four, and it talks about water restrictions and it says, Water restrictions and conservation covenants shall be filed in the County Clerk's Office and referenced on the plat. And I don't know exactly what that is in reference to. I just want to make sure that I understand what we are talking about when we're talking about water restrictions. If we're going to agree to a condition that says that, I want to know what we're agreeing to.

HEARING OFFICER HAAPT: That fair. Allow me to recall the staff. Mr. Lovato, do you have any information relevant to that?

MR. LOVATO: Planning officer, I believe that was an error by previous or by a staff member. However, looking at the facts there, the only concern would be for Santa Fe County is that the applicant obtain additional water rights should it be required through the water company that's issuing. But for our sake, we can strike that condition.

HEARING OFFICER HAAPT: Okay. Then let the record reflect that condition number four has been stricken.

MR. MYERS: Thank you very much. Thank you.

MR. SISNEROS: Hearing Officer. I also just want to make a quick little clarification.

HEARING OFFICER HAAPT: Please.

MR. SISNEROS: You mentioned variance. This is not a variance request. This is a conditional use permit request.

HEARING OFFICER HAAPT: Yes, and I appreciate the clarification. Yes, I know this is not a variance, the idea was that any, any permissions of sorts that they need to receive for any future expansion are not covered by this proceeding. That's all. Thank you for that.

Mr. Meyer, is it fair to say that you have affirmed then that Teen Challenge will abide by conditions one, two, three, and five?

MR. MYERS: That is correct. Thank you very much, Hearing Officer.

HEARING OFFICER HAAPT: Thank you, sir. Appreciate that. Thank you. And those are all the questions that I have. So with that, Teen Challenge, you're excused with respect to your presentation. I believe we had three or four members of the public who'd like to speak. In the interest of time, let's go ahead and do that, but I'd like to limit that testimony or that commentary, I should say, to three minutes. Unless anyone feels very strongly that that's prejudicial, let me know, happy to revisit it. So, whoever's closest to the podium, let them go first. Have to find a way that's objective and fair, right?

[Duly sworn, Dustin Nance, testified as follows:]

DUSTIN NANCE: Dustin Nance, 15 West 10th Street, Columbus, Georgia 31901. I'm here representing, Teen Challenge New Mexico. I'm the COO. Very

grateful to be here in this courtroom. Thank you for hearing us. Love this community, see the need. We have a saying that addiction, the opposite of addiction isn't sobriety, it's community. It's something that we deeply believe in. I hope we've, you know, shown that we're willing to work with our local community to do everything that we can, to do it the correct way and to be transparent. And we're here to, to help this community. I've been around this organization for 20 years, full-time employed, and before that, I grew up around it. My father was also a CEO, nonprofit organization. So I firmly believe in what we do. I'm honored to be here. I believe there's a number of people in this room that could testify to the same thing that it changed their life, and they're now working with us or working in the local community.

And so I won't take too much time, but thank you for hearing us, and very excited to be here and hope to be working with you guys very soon.

HEARING OFFICER HAAPT: Great. Thank you very much.

[Duly sworn, Ron Sebesta, testified as follows:]

RON SEBESTA: Yes. Ron Sebesta. I'm Ron Sebesta, pastor of the Light of Mission Viejo Church in Santa Fe. I'm not here as a pastor, but I'm here as a grandparent who almost lost my granddaughter on the streets of New Mexico. She lived on the streets for almost two years, and God only knows what she did to make money to buy drugs. After about two years' search, we found Teen Challenge in Austin, Texas. We had the judge's permission. We were able to send her out of the state, and it was the beginning of healing for her. It was the first step. Today, she is three years sober, clean, and we're so excited. She's living a productive life, and I believe that without Teen Challenge, that wouldn't have happened.

Our children are worth it. The future of New Mexico depends on it. Our kids deserve a chance. Thank you.

HEARING OFFICER HAAPT: Thank you, sir. Appreciate your comments, I do.

[Duly sworn, Michael Martinez, testified as follows:]

MICHAEL MARTINEZ: My name is Michael Martinez. My address is 7437 Sagebrush Road, Santa Fe. Thank you.

I'm here before you guys and on the behalf of Teen Challenge, saying that this would be a great asset for the County. I recently retired from the Santa Fe County Sheriff's Office as a lieutenant on the field services. I've dealt with the people before Teen Challenge at 25 Sunlit, quite often, and I think, I know that this place would be a great asset for the County, since now a lot of the talk with the County is on behavioral health and on addiction. So I think this would be great.

On a personal note, I did have a friend in my early days, in college, I had a friend that actually went through the Teen Challenge Center and was able to become a successful person in the community of Tucson. So thank you.

HEARING OFFICER HAAPT: Thank you.

[Duly sworn, Laura Jankowski, testified as follows:]

LAURA JANKOWSKI: Laura Jankowski, [away from the microphone] Santa Fe. Hello, my name's Laura, and I am a registered nurse, behavioral health. I've worked at Christus St. Vincent's for the past about 20 years, and 10 years in the behavioral health unit. And recently, I transitioned to a local recovery home. And I just want to say my experience with clientele, it's been amazing, but we really lack resources

in this community. And over the past 30 years, I have followed this ministry, Teen Challenge. I have been not personally a part of it, but a supporter, and I have been in friendships with people that have gone through the Teen Challenge program, and it has one of the highest success rates that I have known in working with people with mental health, addictions, and recovery.

So I have always hoped that a Teen Challenge would come to Santa Fe, and recently I heard from a friend that this was happening, and I'm so excited, and I just really want to give my support and encouragement that this is a fantastic program, and I'm really excited. And I think it would be great for our community and to support the people that have these needs. Thank you.

HEARING OFFICER HAUPT: Thank you very much for your comments. Is there anybody else who would like to make a few comments on the record?

[Duly sworn, Arthur Montoya, testified as follows:]

ARTHUR MONTOYA: Yes, ma'am. Arthur Montoya. Arthur Montoya, 1819 Camino la Cañada.

It is a privilege to be involved with Teen Challenge. I was a participant in Teen Challenge and it impacted my life. And I have the privilege and very humbling privilege that God has permitted me to be involved with everybody in this room, Mr. Chair, that support Teen Challenge. We got Pastor Brian from Christian Life, Pastor Ron Sebesta from Mission Viejo, Pastor Larry Sosa from Ascent Bible Church. We got leaders, elders, we got law enforcement, and also people from the political office that God has allowed me to represent, like Brother Greg Hall and David Gallegos that support this ministry, and they allowed me to, to say that today.

This will be a very important thing in northern New Mexico, where our sons and our fathers and our brothers will have an opportunity to be here, close to home, where they will get the help and need that they, they really desire to have in their lives for transformation instead of sending them in a different state, right? And so it is just very humbling to know that I'm able to stand with these incredible people that have a heart for people because of their relationship with Christ. And so, praise God. So thank you.

HEARING OFFICER HAUPT: Thank you. Any other people wish to make public comment?

[Duly sworn, Vincent Hernandez, testified as follows:]

VINCENT HERNANDEZ: Vincent Hernandez, 4201 Airport Road
Pleasure to be here this afternoon, gentlemen. Thank you for your time, Mr. Hearing Officer.

I'm a former employee of the Department of Corrections. I worked as a grants manager for over 16 years, working with the Department of Corrections. I've since retired from that position. I am now working with a group, a private non-profit organization called Youth for Christ. We're operating out of Española, Pojoaque, and we are now going into the Santa Fe Public Schools. I know about Teen Challenge from the, the program itself, been associated with it. We are working with young people through our organization in the public school systems and I really feel that Teen Challenge will be a wonderful addition the community services. I also feel that they'll be a wonderful resource for our program as well. And so your consideration today, to approve Teen Challenge would certainly be appreciated. Thank you for your time.

HEARING OFFICER HAUPT: Thank you, sir. All right, I see nobody jumping up out of their chairs, so at this time, I will close the public comments. I do want to thank everyone for being here today and for, for making these comments in support of the applicant. Staff, anything we need to address on this matter?

MR. SISNEROS: Hearing Officer Haupt, I just want to let you know there is nobody online wishing to speak on this matter either. And I don't believe we have any other items to add to this agenda or to this item.

MR. SISNEROS: Okay. Thank you, and thank you for checking online as well. So as you already heard, the next steps I take this under advisement. Within 15 business days I will issue a written recommendation to the Planning Commission, and that will include my findings of fact and conclusions of law.

I want to give you the last word, of course. Is there anything else that you want to say on the record? Okay. Thank you.

Before we close today, I just want to do one bit of housekeeping. I received two exhibits at the beginning of this hearing. I did not mark them. So what I will do, let the record reflect that the photographs of the unit that were submitted as part of the first case, that'll be Exhibit 1 and then the letter of additional comments that were received today, that will be Exhibit two. Very good.

That concludes the new business on the agenda. The next Sustainable Land Development Code Hearing Officer meeting is scheduled to take place on July 9, 2026. As there's no further business –

MS. PIAROWSKI: Oh, Hearing Officer, I am so sorry.

HEARING OFFICER HAUPT: That's okay.

MS. PIAROWSKI: Would it – I didn't realize we had these, my apologies. Would it be acceptable if I were to submit, these are all letters of support that many members of the community have written, and I would hate for them to have done this for nothing. Can I still submit these as part of the record?

HEARING OFFICER HAUPT: Yes, I'm fine with that. So formally, we're just reopening that second case.

MS. PIAROWSKI: My apologies for that.

HEARING OFFICER HAUPT: That's okay. And so the way I would like to do this just so that things are a little more manageable when we finally get the record is just to mark all of the letters in support as Exhibit 3; does that work?

MS. PIAROWSKI: Thank you very much for the allowance.

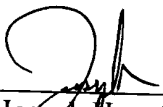
HEARING OFFICER HAUPT: Of course. Get all the necessary photocopies of that, but that, that's been admitted. Thank you. All right, I will re-close that second case, and with that, we have no further business, and so this meeting is adjourned. Thank you everyone for your attendance today.

3. Next Scheduled Meeting: Thursday, July 9, 2026

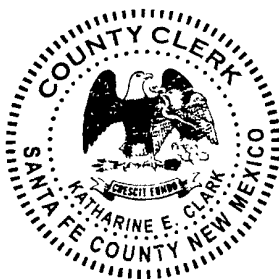
4. Concluding Business
A. Adjournment

Hearing Officer Haupt adjourned the hearing at approximately 4:30 p.m.

Approved by:


Joseph Haupt, SLDC Hearing Officer
Santa Fe County

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COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss SLDC HEARING OFFICER M
PAGES: 24

I Hereby Certify That This Instrument Was Filed for
Record On The 6TH Day Of July, 2026 at 02:07:25 PM
and Was Duly Recorded as Instrument # 2087001
Of The Records Of Santa Fe County

Deputy  _____
Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM