



MINUTES

A. ROLL CALL

Commissioners Present:

Chair Janet Clow

Vice Chair Peter Smith

Commissioner Thomas (TJ) Rieland

Commissioner Piper Kapin

Commissioner Kelly McReynolds

Commissioner Scott Barber

Commissioner Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Smith moved, seconded by Commissioner Rieland, to approve the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None



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C. Consent of Agenda

D. APPROVAL OF MINUTES:

1. April 3, 2025

MOTION: Commissioner Kapin moved, seconded by Commissioner McGhee, to approve the minutes from Planning Commission meeting on April 3, 2025

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes

Against: None

Not present: None



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REGULAR MEETING OF THE
PLANNING COMMISSION
June 5, 2025, AT 6:00 PM

2. April 17, 2025

MOTION: Vice Chair Smith moved, seconded by Commissioner McGhee, to approve the minutes from Planning Commission meeting on April 17, 2025

VOTE: The motion was approved on the following Roll Call vote:

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes

Against: None

Not present: None

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2025-010094. 521 Las Soleras Dr., Development Plan. JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant (“Applicant”), was approved of a Preliminary Subdivision Plat for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject 14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre). (Janice Biletznikoff, AICP, Case Manager, jbiletznikoff@santafenm.gov). (POSTPONED TO JULY 17. 2025 PUBLIC HEARING)

F. OLD BUSINESS



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G. NEW BUSINES

- 1. Case #2024-8027. 635 Alto Street Development Plan.** Brian Lawler, Agent, Santa Fe Habitat for Humanity, Applicant. Requests approval of a Development Plan for a multifamily residential use consisting of 5 two-story affordable single-family attached dwelling units. The subject 0.25-acre parcel is located in the Historic Downtown Archaeological Review district and zoned R-21 (residential twenty-one dwelling units per acre). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Kapin moved, seconded Vice Chair Smith, to approve 2024-8027, 635 Alto Street Development Plan, subject to the conditions of approval and technical corrections presented by staff and Leroy Pacheco at Public Works, Traffic Division.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Peter Smith Yes
 Commissioner TJ Rieland Yes
 Commissioner Sasha McGhee RECUSED
 Commissioner Piper Kapin Yes
 Commissioner Kelly McReynolds Yes
 Commissioner Scott Barber Yes

Against: None

Abstain: None

- 2. Case #2025-10276. 3439 Cerrillos Rd Rezoning.** JenkinsGavin, Agent, for



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RKSS Santa Fe 1, LLC, Applicant, requests approval to rezone a 1.49-acre lot from its current land use designation of R-3 (Residential three dwelling units per acre) to C-2 (General Commercial). The property is located within the Suburban Archaeological Review District. (Claudia Kath, Case Manager, dcmkath@santafenm.gov).

MOTION: Vice Chair Smith moved, seconded by Commissioner McGhee, to approve, 2025-10276, 3439 Cerrillos Rd Rezoning, subject to conditions of approval and technical corrections.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None



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3. Case #2025-10420. 3730 South Meadows Road Final Subdivision Plat.

JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant. Requests approval of a Final Subdivision Plat on 14.41 +/- acres for a 97-unit residential subdivision. The Final Plat consists of 42 townhomes and 55 single-family detached dwelling units. The property is located within the Suburban, and River and Trails Archaeological Review Districts and is zoned R-6 (residential six dwelling units per acre). (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov).

MOTION: Vice Chair Smith moved, seconded by Commissioner Kapin, to approve, 2025-10420, 3730 South Meadows Road Final Subdivision Plat, subject to conditions of approval and technical corrections.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

I. STAFF COMMUNICATIONS

J. MATTERS FROM THE COMMISSION

J. ADJOURNMENT 7:56 P.M.

Liaison

Chair