



Agenda

Special Meeting of the
Governing Body
November 19, 2025 at 7:00 PM
City Council Chambers, City
Hall
200 Lincoln Avenue

Procedures for Governing Body Meeting

Viewing: *If the relevant technology is available to record the meeting in City Hall,* members of the public may stream the meeting live on the [City of Santa Fe's YouTube channel](#). The YouTube live stream can be accessed from most smartphones, tablets, or computers.

The video recording, *if created*, of this and all past meetings of the Governing Body will also remain available for viewing at any time on the [City's YouTube channel](#). Staff is available to help members of the public access pre-recorded Governing Body meetings online at any time during normal business hours. Please call 955-6521 for assistance.

If relevant technology is available and functioning for City use, the following options may be available:

Virtual Public Comment: To provide public comment during Petitions from the Floor, Public Comment, Final Action on Legislation, or Public Hearings virtually, you must join the Zoom meeting by internet or phone, using the following link: <https://santafenm.gov.zoom.us/j/85462762030>

- Internet: [Join the Zoom](#) meeting on the internet using a computer, laptop, smartphone, or tablet. Attendees should use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.
- Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: US: 1 (346) 248-7799 - Webinar ID: 854 6276 2030. Phone attendees should press *9 to use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.

1. Call to Order
2. Pledge of Allegiance
 - a. Councilor Chavez
3. Salute to the New Mexico Flag
 - a. Councilor Faulkner
4. Invocation and Remembrances

- a. Councilor Michael Garcia
5. Roll Call
 6. Approval of Agenda
 7. Action Items: Discussion Agenda
 - a. In relation to Bill #2025-22 (“A Bill Amending SFCC 1987, Section 5-2, to Define “Abandonment” and “Unattended Animal”; Section 5-5.4 to Prohibit Keeping an Animal On any Median; and Section 5-8.4 to Specify that Abandoning an Animal Will Incur a Fine; Creating a New Section, 5-8.14, “Unattended Animal”, Prohibiting Unattended Animals and Imposing a Fine; and Amending Table 15-12.1 to Increase the Fine for Abandoning an Animal From \$200 to \$500, Impose a \$200 Fine for a First Unattended Animal Offense and a \$500 Fine for Subsequent Offenses, and Impose A \$200 Fine for Keeping Animals on Medians.”), Approval of a Waiver of Governing Body Procedural Rule IV.D (Requiring Recommendation to Approve by One Committee Before Bill Publication), Pursuant to Rule VII (Allowing a Waiver of the Procedural Rules with a Vote of Two Thirds of the Whole), to Allow the Publication of the Bill Before Committee Approval and a Public Hearing and Potential Final Approval on December 10, 2025 (if the Bill is Approved by at Least One Committee Before that Date).
 8. Final Action on Legislation (Public Hearing)
 - a. CONSIDERATION OF BILL NO. 2024-17. ADOPTION OF ORDINANCE NO. 2025-____. (Mayor Alan Webber and Councilor Jamie Cassutt)
 A Bill Repealing and Replacing SFCC 1987 Chapter 14 (“Land Development Code”); Clarifying and Consolidating Various References to Code Violations Into One Violations Section; Specifying that the Applicant or the Property Owner Have the Burden of Proof for Establishing Legal Non-Conformities; Reducing the Early Neighborhood Notification Requirement for City Capital Improvement Projects to those Exceeding Two Hundred and Fifty Thousand Dollars; Renaming “Special Use Permit” to “Conditional Use Permit”; Removing Historic District Review Board’s (“HDRB”) Authority to Recommend Personal Property Acquisitions; Requiring Archaeologists to Hold a New Mexico State Burial Excavation Permit for Certain Work; Removing Waivers of Qualifications for Archaeologists by Archaeological Review Committee; Increasing Permitted Building Heights for Residential Districts and Non-Residential Development; Establishing Densities and Height By Right for Certain Residential Zones Exceeding Ten Units Per Acre; Creating a Parks and Open Space Zoning District; Permitting Additional Flexibility for Certain Structures and Situations Regarding Setbacks; Eliminating Residential Suite Hotel/Motel and Ecological Resource Protection Overlay Zoning Districts; Reducing the Length at Which an Archaeological Clearance Permit is Required for Sewer and Utility Main Construction; Removing Alcohol Sale

Regulations in the Airport Road Overlay; Identifying a Strategy to Review and Approve Land Uses Not Specifically Listed in the “Summary Table of Allowed Uses”; Clarifying that Duplexes, Triplexes, Townhomes, and Residential Complexes are Permitted Uses; Creating Use Categories and Subcategories and Reorganizing Some Existing Uses Into New Categories within the Table of Allowed Uses; Requiring Trees to be Integrated Into Stormwater Infrastructure in the Airport Road Overlay District; Removing Certain Prohibitions for Vehicle Parking at Residences; Allowing Accessory Dwelling Units to be the Maximum Allowable Height of the Zoning District; Establishing Design and Dimensional Standards for Residential Compound Development; Regulating In-Ground and Above-Ground Pools; Regulating Agricultural Home Occupations; Reassigning the Use, “Laboratory, Research, or Testing” From Industrial to Commercial; Regulating Outdoor Dining; Updating Telecommunication Facilities Code to be Consistent with Federal Standards; Establishing New Subdistrict Regulations in the Historic District Overlays; Specifying Primary Facades for Significant Structures and the Strategy for Identifying Primary Facades On Contributing Structures; Updating Definitions For Façade and Elevation; Prohibiting Enclosure Of Existing Porches and Portals on Primary Facades of Contributing Structures; Requiring Window Depth and Other Characteristics of Windows and Doors be Preserved in Historic Districts; Increasing Affordability Incentives, Including Administrative Review and Density Bonuses; Specifying that Open Space Requirements in the C-2 District are Per Dwelling Unit; Expanding Options to Reduce On-Site Parking and Exempting the Business Capital District from Parking Requirements in Table 7-4; Reducing Required Off-Street Parking Spaces; Requiring Electric Vehicle Charging Stations for All New Developments; Distinguishing Parking Regulations Applicable to Bicycles from those Applicable to Vehicles, and Requiring Long-Term Bicycle Storage and Parking; Eliminating Content-Based Sign Restrictions; Imposing a Variety of New Regulations Protecting the City’s Terrain and Stormwater Management; Imposing New Landscaping Standards for Plants and Trees; Eliminating Allowance for High- and Low-Pressure Sodium Lamps and Mercury Vapor, Adding Led as the Permitted Lamp Type, and Decreasing the Permitted Incandescent Watts from 160 to 150; Sunsetting the Business Capitol District Design Review Committee and Long Range Planning Subcommittee; Defining Numerous Terms; Imbedding Graphical Depictions of Processes; and Making Non-Substantive Chapter Organizational Changes.
(Maggie Moore, Assistant Land Use Director; mrmoores@santafenm.gov)

Committee Review:

Governing Body (Introduction): 10/08/2025

Special Governing Body (Public Comment): 10/09/2025

Historic Districts Review Board and Archaeological Review Committee Joint Meeting: 10/14/2025

Planning Commission: 10/16/2025

Public Works and Utilities Committee: 10/20/2025

Quality of Life Committee: 10/22/2025

Finance Committee: 10/27/2025

Governing Body Special Meeting (Public Hearing): 11/19/2025

9. Adjourn

Closed captions are provided for this meeting. Persons with disabilities in need of additional accommodations, contact the City Clerk's office at 505-955-6521, five (5) working days prior to meeting date.

**SUMMARY OF ACTION
SPECIAL MEETING OF THE GOVERNING BODY
WEDNESDAY, NOVEMBER 19, 2025, 7:00 PM
COUNCIL CHAMBERS, CITY HALL
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO**

1.	Call To Order	Convened at 7:02 pm	3
2.	Pledge of Allegiance	Councilor Chavez	3
3.	Salute to the NM Flag	Councilor Faulkner	3
4.	Invocation and Remembrances Councilor Michael Garcia		3
5.	Roll Call	Quorum	3-4
6.	Approval of Agenda	Approved	4
7.	Action Items: Discussion Agenda		
	a. Bill #2025-22	Approved	
8.	Final Action on Legislation		
	a. Bill No. 2024-17	Approved	
9.	Adjourn	Adjourned 10:30 pm	

**SPECIAL MEETING OF THE GOVERNING BODY
WEDNESDAY, NOVEMBER 19, 2025, 7:00 PM
COUNCIL CHAMBERS, CITY HALL
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO**

1. CALL TO ORDER

The meeting of the Governing Body was called to order by Mayor Webber, at 7:02 pm, on Wednesday, November 19, 2025, in the Council Chambers, Cit Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

2. PLEDGE OF ALLEGIANCE

A. COUNCILOR CHAVEZ

Recited.

3. SALUTE TO THE NEW MEXICO FLAG

A. COUNCILOR FAULKNER

Recited.

4. INVOCATION AND REMEMBRANCES

A. COUNCILOR MICHAEL GARCIA

Given.

5. ROLL CALL

MEMBERS PRESENT

Councilor Jamie Cassutt
Councilor Alma Castro
Councilor Amanda Chavez
Councilor Michael Garcia
Councilor Lee Garcia
Councilor Signe Lindell

Councilor Carol Romero-Wirth
Councilor Pilar Faulkner
Mayor Alan Webber

OTHERS PRESENT

Mark Scott, City Manager
Erin McSherry, City Attorney
Andrea Salazar, City Clerk
Elizabeth Martin, Stenographer

6. APPROVAL OF AGENDA

MOTION A motion was made by Councilor Romero-Wirth, seconded by Councilor Castro, to approve the agenda as presented.

VOTE The motion passed on a roll call vote as follows:

Councilor Castro, yes; Councilor Chavez, yes; Councilor Cassutt, yes; Councilor Michael Garcia, yes; Councilor Lee Garcia, yes; Councilor Lindell, yes, Councilor Faulkner, yes; Councilor Romero-Wirth, yes; Mayor Webber, abstained.

7. ACTION ITEMS: DISCUSSION AGENDA

A. IN RELATION TO A BILL #2025-22 (“A BILL AMENDING SFCC 1987, SECTION 5-2, TO DEFINE “ABANDONMENT” AND “UNATTENDED ANIMAL”, SECTION 505.4 TO PROHIBIT KEEPING AN ANIMAL ON ANY MEDIAN; AND SECTION 5-8.4 TO SPECIFY THAT ABANDONING AN ANIMAL WILL INCUR A FINE; CREATING A NEW SECTION, 5-8.14, “UNATTENDED ANIMAL”, PROHIBITING UNATTENDED ANIMALS AND IMPOSING A FINE; AND AMENDING TABLE 15-12.1 TO INCREASE THE FINE FOR ABANDONING AN ANIMAL FROM \$200 TO \$500, IMPOSE A \$200 FINE FOR A FIRST UNATTENDED ANIMAL OFFENSE AND A \$500 FINE FOR SUBSEQUENT OFFENSES, AND IMPOSE A \$200 FINE FOR KEEPING ANIMALS ON MEDIANS,”), APPROVAL OF A WAIVER OF GOVERNING BODY PROCEDURAL RULE IV.D “REQUIRING RECOMMENDATION TO APPROVE BY ONE COMMITTEE BEFORE BILL PUBLICATION), PURSUANT TO RULE VII (ALLOWING A WAIVER OF THE PROCEDURAL RULES WITH A VOTE OF TWO THIRDS OF THE WHOLE), TO ALLOW THE PUBLICATION OF THE BILL BEFORE COMMITTEE APPROVAL AND A PUBLIC HEARING AND POTENTIAL FINAL APPROVAL ON DECEMBER 10, 2025 (IF THE BILL IS APPROVED BY AT LEAST ONE COMMITTEE BEFORE THAT DATE).

MOTION A motion was made by Councilor Cassutt, seconded by Councilor Lindell, to approve the action as stated.

VOTE The motion passed on a roll call vote as follows:

Councilor Castro, yes; Councilor Chavez, yes; Councilor Cassutt, yes; Councilor Michael Garcia, yes; Councilor Lee Garcia, yes; Councilor Lindell, yes, Councilor Faulkner, yes; Councilor Romero-Wirth, yes; Mayor Webber, abstained.

8. FINAL ACTION ON LEGISLATION (PUBLIC HEARING)

- A. CONSIDERATION OF BILL NO. 2024-17. ADOPTION OF ORDINANCE NO. 2025-____. A BILL REPEALING AND REPLACING SFCC 1987 CHAPTER 14 (“LAND DEVELOPMENT CODE”); CLARIFYING AND CONSOLIDATING VARIOUS REFERENCES TO CODE VIOLATIONS INTO ONE VIOLATIONS SECTION; SPECIFYING THAT THE APPLICANT OR THE PROPERTY OWNER HAVE THE BURDEN OF PROOF FOR ESTABLISHING LEGAL NON-CONFORMITIES; REDUCING THE EARLY NEIGHBORHOOD NOTIFICATION REQUIREMENT FOR CITY CAPITAL IMPROVEMENT PROJECTS TO THOSE EXCEEDING TWO HUNDRED AND FIFTY THOUSAND DOLLARS; RENAMING “SPECIAL USE PERMIT” TO “CONDITIONAL USE PERMIT”, REMOVING HISTORIC DISTRICT REVIEW BOARD’S (HDRB) AUTHORITY TO RECOMMEND PERSONAL PROPERTY ACQUISITIONS; REQUIRING ARCHAEOLOGISTS TO HOLD A NEW MEXICO STATE BURIAL EXCAVATION PERMIT FOR CERTAIN WORK; REMOVING WAIVERS OF QUALIFICATIONS FOR ARCHAEOLOGISTS BY ARCHAEOLOGICAL REVIEW COMMITTEE; INCREASING PERMITTED BUILDING HEIGHTS FOR RESIDENTIAL DISTRICTS AND NON-RESIDENTIAL DEVELOPMENT; ESTABLISHING DENSITIES AND HEIGHT BY RIGHT FOR CERTAIN RESIDENTIAL ZONES EXCEEDING TEN UNITS PER ACRE; CREATING A PARKS AND OPEN SPACE ZONING DISTRICT; PERMITTING ADDITIONAL FLEXIBILITY FOR CERTAIN STRUCTURES AND SITUATIONS REGARDING SETBACKS; ELIMINATING RESIDENTIAL SUITE HOTEL/MOTEL AND ECOLOGICAL RESOURCE PROTECTION OVERLAY ZONING DISTRICTS; REDUCING THE LENGTH AT WHICH AN ARCHAEOLOGICAL CLEARANCE PERMIT IS REQUIRED FOR SEWER AND UTILITY MAIN CONSTRUCTION; REMOVING ALCOHOL SALE REGULATIONS IN THE AIRPORT ROAD OVERLAY;**

IDENTIFYING A STRATEGY TO REVIEW AND APPROVE LAND USES NOT SPECIFICALLY LISTED IN THE “SUMMARY TABLE OF ALLOWED USES”, CLARIFYING THAT DUPLEXES, TRIPLEXES, TOWN HOMES, AND RESIDENTIAL COMPLEXES ARE PERMITTED USES; CREATING USE CATEGORIES AND SUBCATEGORIES AND REORGANIZING SOME EXISTING USED INTO NEW CATEGORIES WITHIN THE TABLE OF ALLOWED USES; REQUIRING TREES TO BE INTEGRATED INTO STORMWATER INFRASTRUCTURE IN THE AIRPORT ROAD OVERLAY DISTRICT; REMOVING CERTAIN PROHIBITIONS FOR VEHICLE PARKING AT RESIDENCES; ALLOWING ACCESSORY DWELLING UNITS TO BE THE MAXIMUM ALLOWABLE HEIGHT OF THE ZONING DISTRICT; ESTABLISHING DESIGN AND DIMENSIONAL STANDARDS FOR RESIDENTIAL COMPOUND DEVELOPMENT; REGULATING IN-GROUND AND ABOVE THE GROUND POOLS; REGULATING AGRICULTURAL HOME OCCUPATIONS; REASSIGNING THE USE, “LABORATORY, RESEARCH OR TESTING” FROM INDUSTRIAL TO COMMERCIAL; REGULATING OUTDOOR DINING; UPDATING TELECOMMUNICATION FACILITIES CODE TO BE CONSISTENT WITH FEDERAL STANDARDS; ESTABLISHING NEW SUBDISTRICT REGULATIONS IN THE HISTORIC DISTRICT OVERLAYS; SPECIFYING PRIMARY FACADES ON CONTRIBUTING STRUCTURES; UPDATING DEFINITIONS FOR FACADE AND ELEVATION; PROHIBITING ENCLOSURE OF EXISTING PORCHES AND PORTALS ON PRIMARY FACADES OF CONTRIBUTING STRICTURES; REQUIRING WINDOW DEPTH AND OTHER CHARACTERISTICS OF WINDOWS AND DOORS BE PRESERVED IN HISTORIC DISTRICTS; INCREASING AFFORDABILITY INCENTIVES, INCLUDING ADMINISTRATIVE REVIEW AND DENSITY BONUSES; SPECIFYING THAT OPEN SPACE REQUIREMENTS IN THE C-2 DISTRICT ARE PER DWELLING UNIT; EXPANDING OPTIONS TO REDUCE ON-SITE PARKING AND EXEMPTING THE BUSINESS CAPITAL DISTRICT FROM PARKING REQUIREMENTS IN TABLE 7-4; REDUCING REQUIRED OFF-STREET PARKING SPACES; REQUIRING ELECTRIC VEHICLE CHARGING STATIONS FOR ALL NEW DEVELOPMENTS; DISTINGUISHING PARKING REGULATIONS APPLICABLE TO BICYCLES FROM THOSE APPLICABLE TO VEHICLES, AND REQUIRING LONG-TERM BICYCLE STORAGE AND PARKING; ELIMINATING CONTENT-BASED SIGN RESTRICTIONS; IMPOSING A VARIETY OF NEW REGULATIONS PROTECTING THE CITY’S TERRAIN AND STORMWATER MANAGEMENT; IMPOSING NEW LANDSCAPING STANDARDS FOR PLANTS AND TREES; ELIMINATING ALLOWANCE FOR HIGH AND LOW PRESSURE

SODIUM LAMPS AND MERCURY VAPOR, ADDING LED AS THE PERMITTED LAMP TYPE, AND DECREASING THE PERMITTED INCANDESCENT WATTS FROM 160 TO 150; SUNSETTING THE BUSINESS CAPITOL DISTRICT DESIGN REVIEW COMMITTEE AND LONG RANGE PLANNING SUBCOMMITTEE; DEFINING NUMEROUS TERMS; IMBEDDING GRAPHICAL DEPICTIONS OF PROCESSES; AND MAKING NON-SUBSTANTIVE CHAPTER ORGANIZATIONAL CHANGES.

Mayor Webber asked for those interested in making public comment on this bill to come forward to speak.

Stephanie Beninato. Ms. Beninato spoke about these changes being developer driven and significant. She urged the Council to adopt the HDRB requested changes.

Shelby Majjstron, Gas Company of NM. Ms. Majjstron spoke about the company's concerns regarding the utility main line sections and the support of Amendment D.

Dolores Shapiro. Ms. Shapiro spoke in full support of the Bill.

Kathy Garcia, Chain Breakers. Ms. Garcia spoke in support of this package.

Bill Roth. Mr. Roth spoke in support of the Bill.

Carlos Lucero, PNM. Mr. Lucero spoke about the concerns PNM has with the archeology review of the mail lines and the support of Amendment D.

Kathy Collins, SF Habitat. Ms. Collins spoke in support of the height increase, easing parking restrictions and incentives for affordable housing.

Johannah Gilligan, Homewise. Ms. Gilligan spoke in support of the Bill.

Ruth Godineski. Ms. Godineski spoke in support of the Bill.

Shawn Evans, architect. Mr. Evans spoke in support of the Bill.

Lisa Gabilloli. Ms. Gabilloli spoke in support of the affordable housing incentives.

Brigit Dixon, President of the Chamber of Commerce. Ms. Dixon spoke in support of the affordable housing section without the amendments.

Joe Simmons, architect. Mr. Simmons spoke in support of the Bill.

Elizabeth West. Ms. West spoke about her concerns, including watering down the archeology stuff.

Frank Katz. Mr. Katz spoke in favor of the process used and his concern about substantive change to the Historic Code. He supports the H-Board amendments.

Carlos Gamora. Mr. Gamora spoke in support of the affordable housing incentives.

Daniel Werwath. Mr. Werwath spoke in support of this step forward with this Bill.

Anne Watkins. Ms. Watkins spoke in support of the incentives for affordable housing and asked that the Council consider the H Board recommendations.

Marsha Emmerton. Ms. Emmerton spoke in support of the Bill.

Nate Krail. Mr. Krail spoke in support of the incentives for affordable housing without the amendments and the need for more multi-model transportation.

Dante Gonzales. Mr. Gonzales spoke about Santa Fe's serious housing challenges and his broad support of the Bill.

Anthony Guida, architect. Mr. Guida spoke in support of the Bill and recommended that the membership of the H Board be reviewed in Phase 2. He recommended that the Council drop the H Board amendments.

Bruce Thorn. Mr. Thorn spoke to his submission of 26 pages of recommendations focused on details and that the Council take a look at water use.

Jordan Young. Mr. Young thanked PNM and the Gas Company for their comments and thanked Mr. Guida. The City needs to clarify the membership of the H Board.

Bruce Vella. Mr. Vella spoke in support of the Bill as written.

Jenny Parks. Ms. Parks spoke in support of the Bill and the amendments.

Jennifer Jenkins, Land Use Planner. Ms. Jenkins spoke in support of the Bill.

Gayla Bechtel, architect. Ms. Bechtel spoke in support of the Bill with the

amendments.

MOTION A motion was made by Councilor Faulkner, seconded by Councilor Castro, to approve Bill No. 2024-17.

MOTION A motion was made by Councilor Romero-Wirth, seconded by Councilor Castro, to move Amendment A, recommended by the H Board.

VOTE The motion to move Amendment A passed on a roll call vote as follows:

Councilor Lee Garcia, yes; Councilor Michael Garcia, yes; Councilor Lindell, yes; Councilor Romero-Wirth, yes; Councilor Cassutt, yes; Councilor Castro, yes; Councilor Chavez, no; Councilor Faulkner, no, Mayor Webber, abstained.

MOTION A motion was made by Councilor Cassutt, seconded by Councilor Romero-Wirth, to move Amendment B.

VOTE The motion to move Amendment B passed on a roll call vote as follows:

Councilor Lee Garcia, yes; Councilor Michael Garcia, yes; Councilor Lindell, yes; Councilor Romero-Wirth, yes; Councilor Cassutt, yes; Councilor Castro, yes; Councilor Chavez, yes; Councilor Faulkner, yes, Mayor Webber, abstained.

MOTION A motion was made by Councilor Romero-Wirth, seconded by Councilor Lindell, to move Amendment D.

VOTE The motion to move Amendment D passed on a roll call vote as follows:

Councilor Lee Garcia, yes; Councilor Michael Garcia, yes; Councilor Lindell, yes; Councilor Romero-Wirth, yes; Councilor Cassutt, no; Councilor Castro, yes; Councilor Chavez, no; Councilor Faulkner, yes, Mayor Webber, abstained.

MOTION A motion was made by Councilor Cassutt, seconded by Councilor Faulkner, to move Amendment C.

VOTE The motion to move Amendment C passed on a roll call vote as follows:

Councilor Lee Garcia, yes; Councilor Michael Garcia, yes; Councilor Lindell, yes; Councilor Romero-Wirth, yes; Councilor Cassutt, yes; Councilor Castro, yes; Councilor Chavez, yes; Councilor Faulkner, yes, Mayor Webber, abstained.

VOTE ON THE MAIN MOTION AS AMENDED

The motion passed on a roll call vote as follows:

Councilor Lee Garcia, yes; Councilor Michael Garcia, yes; Councilor Lindell, yes; Councilor Romero-Wirth, yes; Councilor Cassutt, yes; Councilor Castro, yes; Councilor Chavez, yes; Councilor Faulkner, yes, Mayor Webber, abstained.

9. ADJOURN

There being no further business before the Governing Body, the meeting adjourned at 10:30 pm.

Mayor Alan Webber

Attested To By:

Andrea Salazar, City Clerk

Respectfully Submitted By:

Elizabeth Martin, Stenographer