



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
DECEMBER 04, 2025, AT 6:00 PM

A. ROLL CALL

Commissioners Present:

- Chair Janet Clow
- Vice Chair Peter Smith
- Commissioner Thomas (TJ) Rieland
- Commissioner Sasha McGhee
- Commissioner Gurushabad (Sheb) Mirando
- Commissioner Piper Kapin
- Commissioner Kelly McReynolds
- Commissioner Scott Barber

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner Smith moved, seconded by Commissioner Mirando, to approve the agenda with the amendment to remove FOFCL for Case #2025-10690.

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

- For:**
- Commissioner Peter Smith Yes
 - Commissioner TJ Rieland Yes
 - Commissioner Sasha McGhee Yes
 - Commissioner Sheb Mirando Yes
 - Commissioner Piper Kapin Yes
 - Commissioner Kelly McReynolds Yes
 - Commissioner Scott Barber Yes

Against: None

Abstain: None



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D. APPROVAL OF MINUTES

1. October 2, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, to approve the minutes from Planning Commission meeting on October 2, 2025.

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

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

Against: None

Abstain: None

2. November 05, 2025 – Site Visits

MOTION: Commissioner Smith moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission Site Visit on November 5, 2025.

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



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For: Commissioner Peter Smith Yes
 Commissioner TJ Rieland Yes
 Commissioner Sasha McGhee Yes
 Commissioner Piper Kapin Yes
 Commissioner Kelly McReynolds Yes

Against: None

Abstain: Commissioner Sheb Mirando
 Commissioner Scott Barber

3. November 06, 2025 – Study Session

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, to approve the minutes from Planning Commission Study Session on November 6, 2025.

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

For: Commissioner Peter Smith Yes
 Commissioner TJ Rieland Yes
 Commissioner Sasha McGhee Yes
 Commissioner Sheb Mirando Yes
 Commissioner Piper Kapin Yes
 Commissioner Kelly McReynolds Yes

Against: None

Abstain: Commissioner Scott Barber



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4. November 06, 2025

MOTION: Commissioner Barber moved, seconded by Commissioner Kapin, to approve the minutes from Planning Commission meeting on November 06, 2025

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

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

Against: None

Abstain: None

5. November 07, 2025 – Study Session

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, to approve the minutes from Planning Commission meeting on November 7, 2025

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

For:
Commissioner Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Sheb Mirando Yes
Commissioner Piper Kapin Yes
Commissioner Scott Barber Yes



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Against: None

Abstain: Commissioner Kelly McReynolds

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2025-11028. 2904 Rufina General Plan Amendment.** JenkinsGavin, "Agent," for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission recommend the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina St., from a dual mapped area of "Industrial" and "Business Park" to "Community Commercial." (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

MOTION: Commissioner Smith moved, seconded by Commissioner Kapin, to approve Findings for Case #2025-11028 subject to conditions of approval and technical corrections.

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

For:
 Commissioner Peter Smith Yes
 Commissioner TJ Rieland Yes
 Commissioner Sasha McGhee Yes
 Commissioner Sheb Mirando Yes
 Commissioner Piper Kapin Yes
 Commissioner Scott Barber Yes

Against: None

Abstain: Commissioner Kelly McReynolds



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2. **Case #2025–11029. 2904 Rufina Rezoning.** JenkinsGavin, “Agent,” for Girls, Inc of Santa Fe, “Applicant,” asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina St., comprising approximately 3.87-acres, from a dual mapped area of “Light Industrial” (I-1) and “General Industrial” (I-2) to “General Commercial” (C-2). (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, to approve Findings for Case #2025-11029, subject to conditions of approval and technical corrections.

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

For: Commissioner Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Sheb Mirando Yes
Commissioner Piper Kapin Yes
Commissioner Scott Barber Yes

Against: None

Abstain: Commissioner Kelly McReynolds

3. **Case #2025–11030. 2904 Rufina Master Plan.** JenkinsGavin, “Agent,” for Girls, Inc of Santa Fe, “Applicant,” asks the Planning Commission to recommend the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina St on Lots 3 and 2A, 2-2, totaling approximately 4.27- acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, anhempel@santafenm.gov)

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve Findings for Case #2025-11030, subject to conditions of approval and technical corrections.

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



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For: Commissioner Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Sheb Mirando Yes
Commissioner Piper Kapin Yes
Commissioner Scott Barber Yes

Against: None

Abstain: Commissioner Kelly McReynolds

4. **Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat.** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov)

MOTION: Commissioner Mirando moved, seconded by Commissioner Rieland, to approve Findings for Case #2025-10685, subject to conditions of approval and technical corrections.

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

For: Commissioner Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Sheb Mirando Yes
Commissioner Piper Kapin Yes
Commissioner Scott Barber Yes

Against: None

Abstain: Commissioner Kelly McReynolds



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5. **Case #2025–10688. Tierra Contenta Preliminary Subdivision Plat Variance (Slopes).** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 27,179 square feet. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Mirando moved, seconded by Commissioner Barber, to approve Findings for Case #2025-10688, subject to conditions of approval and technical corrections.

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

For: Commissioner Peter Smith Yes
 Commissioner TJ Rieland Yes
 Commissioner Sasha McGhee Yes
 Commissioner Sheb Mirando Yes
 Commissioner Piper Kapin Yes
 Commissioner Scott Barber Yes

Against: None

Abstain: Commissioner Kelly McReynolds



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6. **Case #2025-11006. Vistas de la Sierra Phase 3.** Liaison Planning Services, Inc., Agent, for Forestar (USA) Real Estate Group, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 128-lot residential subdivision. The subject property is a 24.423-acre parcel located at 3800 Governor Miles Road and west of Richards Avenue. The proposed subdivision is Phase 3 and consists of 2 separate lots. Tract #A3 is 16.653 acres and Tract 3A4 is 7.77 acres. The subject property is zoned R-5 (residential 5 units per acre). (Claudia Kath, Case Manager, cmkath@santafenm.gov)

MOTION: Commissioner Kapin moved, seconded by Commissioner Smith, to approve Findings for Case #2025-11006, subject to conditions of approval and technical corrections.

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

For: Commissioner Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Sasha McGhee Yes
Commissioner Sheb Mirando Yes
Commissioner Piper Kapin Yes
Commissioner Scott Barber Yes

Against: None

Abstain: Commissioner Kelly McReynolds

F. NEW BUSINESS

1. **Case #2025-11526. Tierra Contenta Final Subdivision Plat.** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests review and approval of a Final Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).



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MOTION: Commissioner Mirando moved, seconded by Commissioner Smith, to approve Case #2025-11526, subject to conditions of approval and technical corrections.

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

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

Against: None

Abstain: None

G. STAFF COMMUNICATIONS

H. MATTERS FROM THE COMMISSION

I. ADJOURNMENT

7:03 P.M.

Liaison

Chair