



# MINUTES

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**Commissioners Present:**

Chair Janet Clow  
Vice Chair Peter Smith  
Commissioner Thomas (TJ) Rieland  
Commissioner Piper Kapin  
Commissioner Scott Barber  
Commissioner Kelly McReynolds  
Commissioner Matt Embry

**Staff Present:**

Heather Lamboy, Planning and Land Use Director  
Maggie Moore, Assistant Planning and Land Use Director  
Rebecca Mnuk-Herrmann, Assistant City Attorney  
Janice Biletnikoff, Long-Range Strategic Planner  
Nathan Lindquist, Senior Planner

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**

**MOTION:** Commissioner Kapin moved, seconded by Commissioner Embry, to approve the agenda.

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

**For:**  
Commissioner Barber  
Commissioner McReynolds  
Commissioner Rieland  
Vice Chair Smith  
Chair Clow  
Commissioner Embry  
Commissioner Kapin



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REGULAR MEETING OF THE  
PLANNING COMMISSION  
December 18, 2025, AT 6:00 PM

**Abstain:** None

## 5. APPROVAL OF CONSENT AGENDA

No action was taken.

## 6. APPROVAL OF MINUTES OF DECEMBER 4, 2025 MEETING

The motion was made by Commissioner Barber, and seconded by Commissioner Kapin, to approve the minutes from the December 4, 2025 meeting.

**For:**  
Commissioner Barber  
Commissioner McReynolds  
Commissioner Rieland  
Vice Chair Smith  
Chair Clow  
Commissioner Embry  
Commissioner Kapin

**Against:** None

## 7. APPROVAL OF FINDINGS/CONCLUSIONS

### a. Case #2025-11526. Tierra Contenta Final Subdivision Plat.

The motion was made by Commissioner Kapin, and seconded by Commissioner Reiland, to approve the Findings/Conclusions of the Tierra Contenta Final Subdivision Plat.

**For:**  
Commissioner Barber  
Commissioner McReynolds  
Commissioner Rieland  
Vice Chair Smith  
Chair Clow  
Commissioner Embry  
Commissioner Kapin

**Against:** None



City of Santa Fe

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**8. CONSENT**

No action was taken.

**9. OLD BUSINESS**

No action was taken.

**10. NEW BUSINESS**

No action was taken.

**11. STAFF COMMUNICATIONS**

a. Study Session with the Technical Working Group (“TWG”) for the General Plan Update (“Santa Fe Forward”) on Scenario Planning Phase

**12. MATTERS FROM THE COMMISSION**

**13. ADJOURN**

The study session of the Planning Commission adjourned at 8:01 PM.

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Liaison

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Chair Janet Clow

Submitted by:

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