



**Agenda Regular Meeting of the Planning
Commission
October 16, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue**

**Procedures for Planning Commission Meeting
AMENDED**

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/user/cityofsantafe> . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Live Public Comment: Members of the public may provide public comment in person during the public comment portion of the public hearing.

Virtual Public Comment: Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: <https://santafenm-gov.zoom.us/j/84594275820>

By phone:+1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC)

Webinar ID: 845 9427 5820

Written Comment: Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via <https://santafenm.gov/land-use/current-planning/public-comment>. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted at <https://santafenm.portal.civicclerk.com/>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Consent Agenda
6. Approval of Minutes

- a. September 18, 2025 (**POSTPONED FROM OCTOBER 2, 2025**)
 - b. October 2, 2025
7. Approval of Findings/Conclusions
 8. Consent
 9. Old Business
 10. Staff Communications
 - a. Presentations on Governmental Ethics and Procedure by Assistant City Attorney Rebecca Mnuk-Herrmann ramnukherrmann@santafenm.gov
 11. New Business
 - 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 Facade 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)

- b. **Case #2025 – 11164. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, General Plan Amendment.** NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval for a General Plan Amendment of a 5.96-acre lot located at 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle. The General Plan Amendment is requested from Transitional Mixed Use (TMXU) to Community Commercial (CCOM) (Nathan Lindquist, Case Manager, njlindquist@santafenm.gov). **(POSTPONED FROM OCTOBER 2, 2025) (TO BE POSTPONED INDEFINITELY)**
- c. **Case #2024 – 9461. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, Rezoning.** NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval for a rezoning of a 5.96-acre lot located from R1 (Residential- one dwelling unit per acre) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review district and West Santa Fe River Corridor (Nathan Lindquist, Case Manager, njlindquist@santafenm.gov). **(POSTPONED FROM SEPTEMBER 4,**

2025 AND OCTOBER 2, 2025) (TO BE POSTPONED INDEFINITELY)

- d. **Case #2024-9320. 7205 Plaza Central Development Plan.** Pax Consulting., Agent, for Zydeco LLC., owner and applicant (“Applicant”) requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop a property address located at 7205 Plaza Central and is zoned C-1 (office and related commercial). It consists of a 7.9-acre lot as the result of a lot line adjustment, zoned C-1. (Alexa Hempel, Case Manager, anhempel@santafenm.gov). **(POSTPONED FROM JULY 17, 2025, SEPTEMBER 4, 2025 AND OCTOBER 2, 2025)**

12. Matters from the Commission

13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.