



Agenda

Special Meeting of the
Governing Body
October 9, 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/83861796879>

- 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 (669) 444 9171 - Webinar ID: 838 6179 6879. 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 Michael Garcia
3. Salute to the New Mexico Flag
 - a. Councilor Castro
4. Invocation and Remembrances

- a. Councilor Romero-Wirth
5. Roll Call
 6. Approval of Agenda
 7. Public Comment on Bills (First Public Comment, No Action)
 - 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 District Review Board: 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
Special Governing Body (Public Hearing): 11/19/2025

8. 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
THURSDAY, OCTOBER 9, 2025, 7:00 PM
COUNCIL CHAMBERS, CITY HALL
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO**

1.	Call To Order	Convened at 7:09 pm	2
2.	Pledge of Allegiance	Councilor Michael Garcia	2
3.	Salute to the NM Flag	Councilor Castro	2
4.	Invocation and Remembrances	Councilor Cassutt	2
5.	Roll Call	Quorum	2-3
6.	Approval of Agenda	Approved	3
7.	Public Comment on Bills		
	a. Bill No. 2024017	Heard	3-6
8.	Adjourn	Adjourned at 8:23 pm	6-7

**SPECIAL MEETING OF THE GOVERNING BODY
THURSDAY, OCTOBER 9, 2025, 7:00 PM
COUNCIL CHAMBERS, CITY HALL
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO**

1. CALL TO ORDER

The special meeting of the Governing Body was called to order by Mayor Webber at 7:09 pm, on Thursday, October 9, 2025, in the Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilor Michael Garcia,

3. SALUTE TO THE NEW MEXICO FLAG

The salute to the New Mexico Flag was led by Councilor Castro.

4. INVOCATION AND REMEMBRANCES

The invocation was given by Councilor Cassutt.

A moment of silence and remembrances were given.

5. ROLL CALL

MEMBERS PRESENT

Mayor Alan Webber
Councilor Signe Lindell
Councilor Carol Romero-Wirth
Councilor Jamie Cassutt
Councilor Alma Castro
Councilor Pilar Faulkner, virtually
Councilor Lee Garcia
Councilor Michael Garcia

MEMBERS ABSENT

Councilor Amanda Chavez, Excused

OTHERS PARTICIPANTS ATTENDING

Mark Scott, City Manager

Rebecca Munk Herman, Assistant City Attorney
Andrea Salazar, City Clerk
Elizabeth Martin, Stenographer

6. APPROVAL OF AGENDA

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

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

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

7. PUBLIC COMMENT ON BILLS (FIRST PUBLIC COMMENT, NO ACTION)

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.

Miles Conway. NM Homebuilders Association. Mr. Conway spoke in favor of the Bill.

Edward Archuleta. Old Santa Fe Association. Mr. Archuleta thanked City staff for all the hard work they have done on this. We will speak to the workings of the Bill after we have the time to digest it.

Becca Haffen. Habitat For Humanity. Ms. Haffen spoke to helpfulness of the Bill.

Daniel Werweth. Homewise. Mr. Werweth spoke in support of the Bill.

Bill Roth. Mr. Roth spoke in support of the Bill and in support of an incentive for building workforce housing.

Ann Watkins. Ms. Watkins spoke in support of the Bill.

Kat Kincaid. Ms. Kincaid spoke in support of the Bill and affordable housing incentives. She also spoke to need for additional beds for the homeless.

Adreana Billington. Ms. Billington spoke in support of the Bill.

Anthony Guida. Friends of Architecture. Mr. Guida spoke in support of the Bill.

Rick Martinez. Mr. Martinez spoke about neighborhoods not being included in these efforts.

Jamie Blosser. Ms. Blosser spoke in support of the Bill and looking at up-zoning.

Sean Evans. Al Santa Fe. Mr. Evans spoke in support of the Bill and the incentives.

Tomas Rivera. Chain Breakers. Mr. Rivera spoke in support of the Bill.

Kathy Garcia. Ms. Garcia spoke in support of the Bill.

Joe Simmons. Mr. Simmons commended City staff and spoke in support of the Bill.

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

Pat Fagali. Ms. Fagali spoke in support of the Bill and thanked the staff.

Kristin Pells. Ms. Pells spoke in support of the Bill.

Mary Hall. Ms. Hall spoke in support of affordable housing and the Bill.

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

Florence Frank. Ms. Frank spoke in support of the Bill.

Elizabeth West. Ms. West spoke in support of the Bill.

Ann Stanley. Ms. Stanley spoke in support of the Bill.

Jennifer Jenkins. Ms. Jenkins spoke in support of the Bill.

Helen Wenick. Ms. Wenick spoke in support of workforce housing and thanked staff for all their good work.


Varda Brachns. Ms. Brachns spoke in support of affordable housing.

Maciek. Maciek spoke in support of the Bill and housing choices.

Kaiulani Torres. Ms. Torres spoke in support of affordable housing and the Bill.

8. **ADJOURN**

There being no further business before the Governing Body, the meeting adjourned at 8:23 pm.


Alan Webber (Nov 13, 2025 10:14:33 MST)

Mayor Alan Webber

Attested To By:


ANDREA SALAZAR (Nov 3, 2025 10:36:15 MST)

Andrea Salazar, City Clerk

Respectfully Submitted By:


Elizabeth Martin (Nov 2, 2025 13:12:39 MST)

Elizabeth Martin, Stenographer





10-09-25 Special Governing Body Meeting Minutes

Final Audit Report

2025-11-02

Created:	2025-10-31
By:	GERALYN CARDENAS (gfcardenas@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXFC5fQWYzLIGqZYaMFdn0pSz5PbH2nMS

"10-09-25 Special Governing Body Meeting Minutes" History

-  Document created by GERALYN CARDENAS (gfcardenas@santafenm.gov)
2025-10-31 - 3:59:02 PM GMT- IP address: 63.232.20.2
-  Document emailed to Elizabeth Martin (max4martin@yahoo.com) for signature
2025-10-31 - 3:59:30 PM GMT
-  Email viewed by Elizabeth Martin (max4martin@yahoo.com)
2025-11-02 - 8:04:31 PM GMT- IP address: 69.147.91.11
-  Document e-signed by Elizabeth Martin (max4martin@yahoo.com)
Signature Date: 2025-11-02 - 8:12:39 PM GMT - Time Source: server- IP address: 68.2.40.192
-  Agreement completed.
2025-11-02 - 8:12:39 PM GMT








10-09-25 Special Governing Body Meeting Minutes (1)

Final Audit Report

2025-11-13

Created:	2025-11-13
By:	XAVIER VIGIL (xivigil@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0vuW0WYgQXgwXynklNa7TqFmPrXbDfaX

"10-09-25 Special Governing Body Meeting Minutes (1)" History

-  Document created by XAVIER VIGIL (xivigil@santafenm.gov)
2025-11-13 - 4:01:05 PM GMT- IP address: 63.232.20.2
-  Document emailed to Alan Webber (amwebber@santafenm.gov) for signature
2025-11-13 - 4:02:06 PM GMT
-  Email viewed by Alan Webber (amwebber@santafenm.gov)
2025-11-13 - 4:18:29 PM GMT- IP address: 146.75.203.1
-  Document e-signed by Alan Webber (amwebber@santafenm.gov)
Signature Date: 2025-11-13 - 5:14:33 PM GMT - Time Source: server- IP address: 63.232.20.2
-  Document emailed to ANDREA SALAZAR (asalazar@santafenm.gov) for signature
2025-11-13 - 5:14:35 PM GMT
-  Email viewed by ANDREA SALAZAR (asalazar@santafenm.gov)
2025-11-13 - 5:36:02 PM GMT- IP address: 174.240.19.182
-  Document e-signed by ANDREA SALAZAR (asalazar@santafenm.gov)
Signature Date: 2025-11-13 - 5:36:15 PM GMT - Time Source: server- IP address: 174.240.19.182
-  Agreement completed.
2025-11-13 - 5:36:15 PM GMT