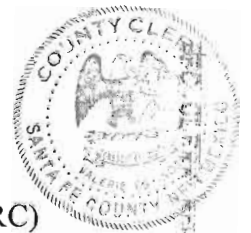


**MINUTES OF THE**  
**SANTA FE COUNTY**  
**DEVELOPMENT REVIEW COMMITTEE**  
**SPECIAL MEETING**

Santa Fe, New Mexico

February 4, 2010



This meeting of the Santa Fe County Development Review Committee (CDRC) was called to order by Chair Jon Paul Romero, on the above-cited date at approximately 6:05 p.m. at the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

**Members Present:**

Jon Paul Romero, Chairman  
Susan Martin, Vice Chair  
Don Dayton  
Juan José Gonzales  
Charlie Gonzales  
Jim Salazar  
Maria DeAnda

**Staff Present:**

Jack Kolkmeier, Land Use Administrator  
Ted Apodaca, Assistant County Attorney  
Robert Griego, Planning Director


**Member(s) Excused:**

None

COUNTY OF SANTA FE        )  
STATE OF NEW MEXICO     ) ss

CDRC MINUTES  
PAGES: 6

I Hereby Certify That This Instrument Was Filed for  
Record On The 30TH Day Of August, 2010 at 03:15:53 PM  
And Was Duly Recorded as Instrument # **1609272**  
Of The Records Of Santa Fe County

Deputy  \_\_\_\_\_  
Witness My Hand And Seal Of Office  
Valerie Espinoza  
County Clerk, Santa Fe, NM

**III. APPROVAL OF AGENDA**

Member DeAnda moved to approve the agenda and Member Martin seconded. The motion carried unanimously.

#### **IV. NEW BUSINESS**

##### **A. Sustainable Land Development Plan Presentation**

Mr. Kolkmeier thanked the committee members and audience for attending the publication and introduction of this draft rather than a discussion per se. He said the plan will be more fully fleshed out on February 18<sup>th</sup> and 25<sup>th</sup>. He welcomed those present to sign up for CDs that will be available the next day. It will also be available on the website ([www.santafecounty.org](http://www.santafecounty.org)) and various public venues, including the County satellite offices and libraries. He also thanked his staff for their labors in making this draft understandable and worthwhile. In addition, printed copies will be available for a fee at Allegra Printing.

Noting the concerns that were raised at the unveiling of the previous draft, Mr. Kolkmeier outlined those issues:

- Those with community plans already approved were concerned these plans would be nullified or altered
- The plan was too long
- More review time was needed
- More opportunities for public input was called for
- The plan was not sufficiently sustainable

The new plan is structured so that each chapter has binding principles and keys to sustainability.

Feedback has been garnered from environmental groups, community-based groups, state agencies and divisions, planning committee members throughout the county, developers and builders, business groups, and city officials from Edgewood, Espanola and Santa Fe. Additionally upper level staff from the County was involved in the rewrite.

Chairman Romero remarked that the public had requested more time to study to the plan. He asked if more meetings had been held as in previous rounds. Mr. Kolkmeier said no further charettes were conducted as in the case of the growth management plan. However, they are willing to go out into the community again if there are requests in the two weeks before the next meeting. In response to Chairman Romero's concern that the size of the document could present downloading problems for computers Mr. Kolkmeier said on the 18<sup>th</sup> there will be an executive summary that will elucidate the contents.

Mr. Kolkmeier outlined the structure of the document chapter by chapter.

##### **1. Sustainable Vision**

This chapter outlines the issues of sustainability that lead to the vision of sustainability. They are: sprawling development patterns, reliance on groundwater, need to enhance citizen participation, shifting demographics, fiscal constraints, loss of

sensitive lands, ambiguous zoning standards, evasion of subdivision review, and the need for sustainable development standards. The overriding motto is: Keep Santa Fe green.

## **2. Land Use Element**

Each chapter begins with binding principles, followed by critical findings, namely data and documentation that support the binding principles. There is extensive mapping demonstrating information gathered. Fundamental issues are laid out as are keys to sustainability and goals, policies and strategies.

The land use element imposes various sustainable policies, i.e., clustering, and eliminates the geohydrologic zoning heretofore in place in the county. This chapter describes the sustainable development areas and tiers. There is an official map showing roads, open space, government lands, etc.

## **3. Economic Development Element**

An economic development program is a new aspect of County involvement and the question arises: What is government's role in creating jobs? Partnerships are useful but caution must be exercised. Infrastructure, such as broadband, need to be augmented. Mr. Kolkmeier outlined key cluster industries that will foster a diversified economy.

## **4. Agriculture and Ranch Element**

Again, the role of the government comes into play. There needs to be a commitment to community-based agriculture. Traditional agriculture and acequias form a basis for local culture and there are various strategies that can be employed to reinforce them.

## **5. Resource Conservation Element**

Mr. Kolkmeier reviewed the history of the Open Space Program and bond issues whereby land was acquired, and now the challenge arises of how to maintain those lands. Gateways are important. There are needs to protect wildlife and archeological resources, along with preservation of community character.

## **6. Open Space, Trails, Parks and Recreation Element**

One of the binding principles is to expand the trail system as urbanization expands. Open space mitigates the spread of sprawl. Permanent protection is a challenge. Maps show the extent of the open space and trails.

## **7. Renewable Energy Element**

Mr. Kolkmeier said this has not been in a plan before, except for certain elements of the Community College Plan. Infrastructure planning and efficiency are key. Changes

might be needed in the regulatory structure, for instance energy efficiency should be encouraged.

## **8. Sustainable Green Design Element**

Mr. Kolkmeier noted that environmentally responsible building has been in practice in the traditional community for a long time. These practices need to be brought into the present and future. The County could be involved in actual inspection of new homes and buildings. This chapter contains a discussion of standards and available programs for sustainable design.

## **9. Public Safety Element**

This element is intertwined with land use, roads, water and telecommunications. System and settings must be considered. The time required for emergency services to arrive depends on all those factors. Maps show locations of fire stations and high-risk areas.

## **10. Transportation Element**

Mr. Kolkmeier introduced the concept of transportation-oriented development, or TOD. There is a need to protect and preserve right-of-way. Included are maps of future road networks, showing potential options. "Walkability" presents challenges in terms of planning mixed-use development.

## **11. Water, Wastewater, Stormwater Management Element**

Again, getting away from groundwater dependence is a binding principle. If water and wastewater systems are installed, should they be centralized or decentralized? Water service areas need to be delineated. Financing is critical. Both quality and quantity are ongoing issues and need to be addressed. Erosion control is included in this chapter.

## **12. Adequate Public Facilities and Finance Element**

Mr. Kolkmeier said this element discusses the fiscal balance of the County as a whole. In the past development has been chiefly developer-driven, but this could change. Much has been said about PIDs and TIDs, and the variety of financing options, and information on these is included here. Sprawl figures into the cost of providing services.

## **13. Housing Element**

Affordable housing became an issue in community planning with the Community College District, and the County now has an affordable housing plan. What is the role of County government in ensuring affordable housing and workforce housing. Mr. Kolkmeier pointed out family transfers are an important mechanism of affordable housing. Public and private sectors will have to work in partnership.

#### **14. Governance Element**

Governance is the glue; it pertains to how we collectively cooperate to make decisions. Residents are demanding more input and transparency. Is representative government the best way to go? There are 15 unincorporated areas in addition to the three municipalities in the county. He reiterated that the existing community and district plans and ordinances will be honored, and the evolving ones will be supported. Intergovernmental cooperation and data sharing will be important aspects.

In the future there will be a more clearly defined way of operating as the CDRC is changed into the Planning Commission. There will be a hearing officer to deal with variances, and there will be a Code Administrator and a technical committee. There will be four ways for the public to participate in decision-making: general input at meetings, community planning, community organizations, and registered organizations. CPOs will monitor incoming development in their area and may or may not become involved in planning. Registered organizations include homeowners associations and acequia associations. They will be notified of things like pre-application meetings.

#### **15. Implementation Element**

Mr. Kolkmeier noted that the capital improvement plan has been taken out of the SLDP; it now stands alone. All of the elements of the plan are leading to the formation of the Code, which includes the rules and regulations.

### **V. FUTURE PUBLIC MEETINGS**

Mr. Kolkmeier said there may be more meetings if needed in addition to those on February 18<sup>th</sup> and 25<sup>th</sup> before the plan proceeds to the BCC. He advised those interested to watch the website for any developments.

Robert Griego said the 300+ page document could be obtained in hard copy for approximately \$20 at Allegra Printing.

Chairman Romero thanked staff for their efforts in working with stakeholders, noting this is the 17<sup>th</sup> meeting held on the topic. He asked how the public can contact County staff. Mr. Kolkmeier said Mr. Griego would be the focus and can arrange meetings if desired through him.

Member C. Gonzales asked if the larger maps would be available. Mr. Kolkmeier said the 24" X 36" maps would be available for a fee in the Planning Department.

Chairman Romero advised the public that at the next meeting everyone would have an opportunity to speak.

**VI. PETITIONS FROM THE FLOOR**

None were presented.

**VII. COMMUNICATIONS FROM THE COMMITTEE**

None were offered.

**VIII. COMMUNICATIONS FROM THE ATTORNEY**

None were presented.

**IX. COMMUNICATIONS FROM STAFF**

None were presented

**X. ADJOURNMENT**

Having completed the agenda and with no further business to come before this Committee, Chair Romero declared the meeting adjourned at approximately 7:55 p.m.

Approved by:

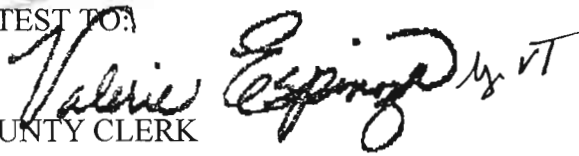


Jon Paul Romero, Chair  
CDRC



ATTEST TO:

COUNTY CLERK



Before me, this \_\_\_\_ day of \_\_\_\_\_, 2010.

My Commission Expires:

\_\_\_\_\_  
Notary Public

Respectfully Submitted by:

Debbie Doyle, Wordswork