

MINUTES OF THE
SANTA FE COUNTY
SPECIAL MEETING
DEVELOPMENT REVIEW COMMITTEE

Santa Fe, New Mexico

July 1, 2010



This special 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 Stanley Homemakers Club, Stanley, 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
Maria DeAnda

Member(s) Excused:

Jim Salazar

CDRC MINUTES
PAGES: 5

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

I Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of September, 2010 at 04:36:31 PM
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Staff Present:

Jack Kolkmeier, Land Use Administrator
Robert Griego, Planning Manager
Dennis Manzanares, Assistant County Attorney
Arnold Valdez, Senior Planner
Tim Cannon, GIS Planner
Jennifer Jaramillo, Constituent Liaison

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

Elected Officials Present:

Commissioner Mike Anaya
State Representative Rhonda King

Chairman Romero said the CDRC was present to listen and to make sure the comments from the southern part of the county were incorporated into the plan, and that eventually Stanley would have a community plan that would be incorporated into the County document.

SFC CLERK RECORDED 09/01/2010

APPROVAL OF THE AGENDA

Member Dayton moved to approve the agenda and Member C. Gonzales seconded. The motion carried unanimously.

NEW BUSINESS

Sustainable Land Development Plan

Noting this was the 24th public hearing, Chairman Romero said hearings will continue until they are sure all the stakeholders are involved in the decision-making process.

Land Use Administrator Kolkmeier thanked Commissioner Anaya for attending and introduced the staff members present. He announced that free rain gauges were available from the County Water Conservation Program. Copies of the Sustainable Land Development Plan were made available at the satellite office and more were available for review during the course of the evening. Hard copies can be purchased. He said Robert Griego would go over the input offered at the last meeting and changes made to the plan subsequent to that.

Mr. Griego gave a powerpoint presentation with an overview of the purpose of the SLDP, the process, development of the draft documents and public review meetings and charettes held to date. The major points of the presentation were:

- Purpose of the SLDP; outline of goals; list of concerns
- SLDP Land Use and Growth Management Strategy, historical perspective
- Existing conditions for Estancia Growth Management Area: 2,240 vacant lots, 572 of which are over 40 acres; 452 between 10 and 40 acres, 856 between 2.5 and 10 acres, the remainder being smaller than 2.5 acres
- SLDP revised draft and capital improvement plan
- SLDP revisions to address Southern Santa Fe County
- Public hearings: public comments, CDRC concerns, next steps

Mr. Griego apologized that the revised draft was not yet available on the website. Comments received have been incorporated into the evaluation matrix, which is an ongoing process. He pointed out that staff recognizes that the rural nature of the southern part of county presents challenges distinct from the other parts of the county vis-à-vis the plan. Concepts such as “smart growth” and clustered development may not be appropriate for the south. He stressed the public nature of the process.

Chairman Romero reiterated that the plan was not completed and they were still listening to the stakeholders. He understood there is a desire for the communities here to have their own plan. He opened the meeting to public comment.

William Baker, 68 Camino del Corazon, San Pedro expressed his appreciation for staff's responsiveness and read a letter outlining the concerns of his community, which include Section 2.2.7, page 51. They would like the sand & gravel exclusion removed from the mining ordinance and object to the two-acre threshold. He said major disruption can be caused by a five-acre gravel operation. He cited the San Lazarus operation as having 20 trucks going through the community per hour. Current regulations would allow small sand and gravel operations to pop up all over the county. Provisions within the San Pedro Community Ordinance bans mining on private land but they have had to take the County to court to enforce that. A proliferation of small operations could be more disruptive than a few large ones. San Pedro asks that the threshold be removed.

Stating his grandfather came to Edgewood in 1908,, Ralph Hill said he wants to see property rights preserved. He said the plan does not meet local needs but instead is based on an international plan and a mad dash toward collectivism with scary experiments. All costs will be put on landowners. The plan steps on the authority of the EID, the State Engineer, Oil Conservation, and the Red Cross. Restrictions should be relaxed. One out of three employees are on government payroll; more private industry is called for.

Dan Delongino, Stanley, indicated Santa Fe County is making it impossible for people to work, unless they work for the government. He advocated throwing out the plan, which is a waste of taxpayer money. This is a wish list rather than a plan, and it tells people how to live their lives. "Let's go back to basics." No mention is made of costs. He suggested trying to recover the money that has been spent on consultants; wasting of taxpayer money is a "hanging offense." He recommended putting the plan to a vote.

Mr. Kolkmeier agreed the plan needs a fiscal impact component, which should be coming later.

Jon Crawly said his principal concern was that the definitions are inconsistent and will adversely impact the area he lives in.

Stanley resident John Michael Richardson expressed concerns about encroachment on property rights and traditional sovereignty. The government is overstepping its bounds. He called for common sense.

Martha Eden of Edgewood said she has been attending charettes for two years presenting a consistent point of view. She said the emphasis on water use and clustering has not changed. She said the current pattern reflects how they want to live. They don't want to be tied to agriculture if it's not economically feasible.

Art Swanka, 30 Twin Peaks Drive, Estancia, president of the Estancia Basin Resource Association noted a water plan was recently completed and it contains land use alternatives. He asked if staff had endeavored to incorporate that plan.

State Representative Rhonda King brought forward the following points that need to be recognized within the plan:

- Diversity in the county
- SLDP places emphasis and focus on central part of county
- There needs to be a distinction between SDA's
- Evolving community at southern Santa Fe County
- Mature areas around city of Santa Fe
- Relationship of southern Santa Fe County to Torrance, Bernalillo, and Sandoval Counties and connections
- EVEDA (Estancia Valley Economic Development Association) activities
- CIP plan
- Lack of electrical transmission lines
- Community services in SDA 2
- Chapter 11 Water: need to reference Estancia Basin Plan
- Page 243 – the 1999 plan recognized diversity through its community planning provisions. The current plan undermines these efforts and the ability to empower communities.

Jerry Powers from the Southern Santa Fe County Landowners Association indicated that it appears the southern part of the county is designated as a rural preservation district, meaning 90 percent of the private property would become open space. He doubted the population would sit still for that. There has been a history of lack of input from this area. The provisions about surface water do not apply in the south. Economically, the south is completely different; there is no tourism, for instance. Flexibility is called for. He expressed concerns about the interim status while the SLDP moves forward and suggested there be no zoning or ordinance changes in that time. He recommended that no changes be instituted before they had the chance to institute their own plan.

Ray Seegers said he had read the plan cover to cover and pointed to several gross omissions in the plan, including mention of underground aquifers, which forms the basis of water supply in the southern part of the county. He said 98 suggested changes were submitted. Clustering should not be forced on the population. Larger lots have been traditional in the area for the past 50 years, although clustering should not be ruled out in more densely populated areas.

Referring to page 74, Mr. Seegers recommended eliminating the paragraph on agricultural protection as unrealistic. Provisions on water storage for fire protection are onerous, as are the requirements for water catchment. He spoke about the Estancia Basin District Planning Committee and developing a community plan that will take into account traditional land usage and existing water resources.

Sam King thanked the CDRC for coming and hoped that everyone's comments would be "written down in the book." He stressed the differences in the southern part of the county.

Virgil Higgins, Stanley, requested that more meetings be held in the south and that they be adequately publicized. Mr. Griego provided that information.

Commissioner Mike Anaya thanked those in attendance and expressed his concerns regarding the Sustainable Land Development Plan, saying he's encountered few people anywhere who like the plan. To do it right the process needs to be slowed down and all constituents listened to. He spoke of his deep roots in the community of Stanley and said he would not support the plan until it reflects the will of the people.

John Gutting, CR 109 North said the support and buy-in of the community residents was essential to enact change. He said the mining sections have to be fixed and financial aspects clarified.

Chairman Romero reiterated the commitment to listen carefully and come up with a plan that will work for all parts of the county.

Representative King accepted the responsibility to head a committee for Southern Santa Fe County planning.

Chairman Romero anticipated changes to the schedule would be made in light of the evening's comments, and he resolved to do a better job of informing people when the meetings would be held. He thanked everyone for coming.

ADJOURNMENT

Having completed the agenda and with no further business to come before this Committee, Chair Romero declared this meeting adjourned at approximately 8:10 p.m.

Approved by:


Jon Paul Romero, CDRC Chair





Before me, this ____ day of _____, 2010.

My Commission Expires: _____
Notary Public

Submitted by Wordswork

SFC CLERK RECORDED 09/01/2010