



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

BCC MINUTES
PAGES: 67

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SANTA FE COUNTY

BOARD OF COUNTY COMMISSIONERS

STUDY SESSION

September 11, 2012

Liz Stefanics, Chair – District 5
Kathy Holian, Vice Chair – District 4
Robert Anaya – District 3
Danny Mayfield – District 1
Virginia Vigil – District 2

SANTA FE COUNTY

STUDY SESSION

BOARD OF COUNTY COMMISSIONERS

September 11, 2012

This special study session of the Santa Fe Board of County Commissioners was called to order at approximately 10:15 a.m. by Chair Liz Stefanics, in the Santa Fe County Commission Chambers, Santa Fe, New Mexico.

Members Present:

- Commissioner Liz Stefanics, Chair
- Commissioner Kathy Holian, Vice Chair
- Commissioner Robert Anaya
- Commissioner Danny Mayfield
- Commissioner Virginia Vigil

Members Excused:

[None]

Chair Stefanics thanked all present for their interest and attendance, noting that it was not a meeting to make decisions. The Commissioners have now received copies of the draft code.

Approval of the Agenda

Upon motion by Commissioner Vigil and second by Commissioner Holian the agenda was unanimously [5-0] approved.

Public Review Process Presentation [Exhibit 1]

Acting Land Use Administrator Penny Ellis Green announced the public review process (PRP) schedule for public meetings has been established. [Exhibit 2] The introductory packet also contains a postcard-sized flyer with the schedule, frequently asked questions, a list of where reference copies of the code may be viewed, including libraries, satellite offices and senior centers, and a form to submit comments. The information is also available on the website along with a .pdf version of the code. Hard copies are available for sale for \$12 and there will be CDs. There are approximately 900 people on the distribution list for emails. Advertisements have been placed in the newspapers announcing the meetings.

Ms. Ellis-Green noted that the first series of meetings consists of informational open houses designed to get the document out to the constituents.

Chair Stefanics advised the public to refer to specific sections of the code on the feedback form and to be succinct.

Commissioner Holian asked about the process for modifying the draft in response to the feedback. Ms. Ellis-Green stated changes will be made resulting in an adoption version which will be used for the public hearings.

Chair Stefanics asked if the 285 Corridor would be going to the Hondo Fire Station meeting. Ms. Ellis-Green said for the initial meetings the Galisteo open house would probably be closest, and the Hondo Fire Station would be the closest for the second series. "Anyone can go to any of these meetings."

Request to Publish Title and General Summary of Ordinance No. ____, An Ordinance Adopting the Sustainable Land Development Code

Chair Stefanics indicated this does not indicate a specific hearing date for the ordinance.

Noting the maps are not out yet, Commissioner Anaya asked why the draft was being presented at this time. Ms. Ellis-Green stated the reason for publishing title and general summary is to facilitate the review by the State Attorney General's Office, the State Engineer's Office and FEMA. Their formal comments can be gathered contemporaneously with the public input process. Commissioner Anaya said he was not ready to publish title and general summary until the document was complete. County Attorney Steve Ross said publishing title and general summary authorizes and legitimizes the public process.

Commissioner Mayfield pointed out the public CDP process has been going on for a while without publication of title and general summary. He asked if this discussion could be used to circumvent further hearings. Ms. Ellis-Green said once changes have been made and there is an adoption draft there will then be at least two formal public hearings and direction will be taken from the Commission. Commissioner Mayfield asked what the purpose of all the previous public meetings was and Mr. Ross said those were supplemental planning meetings to address gaps in the plan.

Saying there was no reason not to take action at this time, Commissioner Vigil moved to authorize publication of title and general summary. Commissioner Holian seconded, adding publication did not commit the Commission to anything in the draft, rather it commits to going forward.

Commissioner Mayfield asked if this process was followed with the plan, and Mr. Ross said this is how ordinances are normally handled. Commissioner Holian noted the plan was adopted by resolution rather than by ordinance. She received confirmation that the Oil and Gas ordinance followed the same process and six months elapsed before the final ordinance was adopted.

The motion passed by majority [3-2] voice vote with Commissioners Holian, Vigil and Stefanics voting in favor and Commissioners Anaya and Mayfield voting against.

Sustainable Land Development Code Public Review Draft Presentation [Exhibit 3]

Prior to the presentation an audience member asked about publication of notices in Edgewood. Ms. Ellis-Green stated they have been advertising in the *Journal North, the Mountain View Telegraph and the Edgewood Independent*. If they need to add the *Albuquerque Journal* they can do that as well.

Planning Manager Robert Griego stated he will be addressing issues from the August 14th study session, followed by Ms. Ellis-Green reviewing each chapter.

Mr. Griego began by reviewing the vacant land analysis, broken down by growth management area and lot size. Total number of parcels and total acreage is listed for the four growth management areas. Additionally there is a summary of lots created by exemptions in the unincorporated areas.

Referring to El Norte, Commissioner Mayfield asked if there were any SDA-1 in the northern part of the county and Mr. Griego said there was not. He added the largest SDA-1 acreage is in El Centro.

Chapter 1

Ms. Ellis-Green highlighted the changes made recently, referring to page 5 where comments have already been received regarding sand and gravel mining. She said they will ensure the existing hard rock mining section is not repealed until the DCI (developments of countywide impact) is written.

Commissioner Anaya requested that the sections that have been changed substantially be highlighted in the draft to facilitate review by the public. Ms. Ellis-Green suggested there could be an accompanying handout noting the major changes. She added the current document was not worked on from the existing code so changes cannot be tracked from that code.

Chair Stefanics recommended that time be allowed for general questions not necessarily referring to a specific code section, in order to address every Commissioner's concerns.

Chapter 2

Ms. Ellis-Green referred to page 11 which lists the plans and amendments that can occur. This includes the area, district and community plans. On page 16 community participation is discussed and this is new from the existing code.

Chapter 3

This section addresses the Planning Commission, which is similar to the CDRC and is required by statute. A table will illuminate the requirements for each kind of development. As recommended in the SGMP, the role of the hearing officer is outlined.

Chapter 4

Ms. Ellis-Green referred to page 27 which is the procedural requirements table, with columns for application type, whether review is discretionary, whether a pre-application meeting or neighborhood meeting is required, whether studies, reports and assessments will be required, whether review goes out to internal and/or external agencies, and whether it will be approved by the administrator, the hearing officer the Planning Commission or the BCC.

Commissioner Vigil asked when facilitation or mediation would occur in the process. Ms. Ellis-Green said that did not make it into this version of the code but they are deciding where it should be inserted.

Chapter 5

State statute is necessitating some changes including the requirement that a hearing on a subdivision be held within 30 days of the review period. This shortens the timeframe.

Chapter 6

In the case of a DCI the County will hire at the applicant's expense consultants to prepare the SRAs, and the applicant will also have to pay for outside review. SRAs are on environmental impact, adequate public facilities, water service availability, traffic impact and fiscal impact.

Chapter 7

Ms. Ellis-Green pointed out that encouragements have been removed leaving the requirements on sustainable design standards. Fire and building codes have been updated. Setbacks and their exceptions have been added. Fire protection standards now reference the International Fire Code. LED streetlights will now be a requirement where the County is paying the utilities. The parking table has been expanded and alternative standards are now allowed. Standards for roundabout will be written. On page 132 there are tables defining when hookup to County water or sewer is required.

Commissioner Vigil asked about night sky provisions and Ms. Ellis-Green said there are no changes from the current code which complies with state provisions for shielding. She said she would ascertain whether LED lighting was in compliance.

Referring to the distances at which utility hookup is required, Commissioner Mayfield asked whether those numbers are as the crow flies or along easements. Mr. Ross stated it is the distance afforded by clear public access. Mr. Griego referred to

Section 7.3.1.3 on page 133 identifies the requirements. Ms. Ellis-Green said the intent is to encourage development in SD-1, facilitating hookups.

Chair Stefanics noted that the chart refers principally to subdivisions, rather than individual lots. Ms. Ellis-Green said the table refers to single-family dwellings as well. She added they were soliciting feedback on the appropriate distances.

Mr. Ross stated Table 7-17 does not apply to any existing development unless there was a condition on the approval.

Chapter 8

Mr. Griego pointed out the entire chapter reflects a complete departure from how zoning was done in the past. The land uses and densities are based on the Sustainable Growth Management Plan and the future land use map. The map has yet to be generated. The Use Table identifies the kind of land uses allowed in each district. Ms. Ellis-Green noted this is the first time such a matrix has been available. Each use can be not allowed, allowed as an accessory use, permitted or conditional. Public comment is sought on this new section.

Overlay zoning districts were explained and Mr. Griego listed agriculture/ranching, rural, rural fringe, rural residential, residential fringe, residential estate, residential community, traditional community, commercial, industrial and mixed-use as the base zoning districts.

Commissioner Mayfield asked where the information on home-based businesses was located in the draft and Mr. Griego said it is not in the table; the last column identifies special conditions that may apply.

Noting base zoning can have different meanings, Commissioner Vigil asked how it is being defined. Mr. Griego referred to page 178 which has a density and dimension table that provides specifications and purposes for each zone. Commissioner Vigil asked if base zoning implied a ceiling and Mr. Griego said changes can occur, for instance through planned development or an overlay district.

Mr. Ross characterized the base zoning as an opportunity. All zoning districts are going to have to translate to properties on the ground which will result in a zoning map. It's important to make a proper initial assignment. He explained New Mexico's rule called "change or mistake" which requires justification to change zoning.

Mr. Griego said Chapter 8 contains a summary of how each district is created.

Chapter 9

This chapter identifies all of the community districts and planning organizations. As new community plans are adopted they create an overlay district.

Chapter 10

Mr. Griego noted this speaks of supplemental zoning standards that deal with accessory structures, home occupations, itinerant vendors, wind energy facilities, and

and gravel extraction and sexually oriented businesses. He noted that additional residential dwelling units will be allowed under the accessory structures, which is a change from the previous code. There are three tiers of home occupations.

Chapter 11

Chapter 11 speaks to developments with countywide impact and will be completed at a later time.

Chapter 12

Mr. Griego described this chapter as the heart of the code, the growth management section. In addition to a purpose statement there will be discussion of capital improvement plans, adequate public facilities regulations, development agreements, development fees and transfer of development rights. There will be an official map.

Ms. Ellis-Green listed what is left to be done: a zoning map, official map, capital improvement plan, development fees, permit fees, floodplain maps, development of countywide impact sections, and transfer of development rights. She emphasized they were taking comments by email, through a link on the webpage or regular mail.

Board Discussion

Commissioner Holian expressed her interest in discussing details of the plan with staff. Ms. Ellis-Green stated staff was available and could bring in other staff to explain specific details. Chair Stefanics suggested staff making appointments with all the Commissioners when they are ready.

Chair Stefanics stated she was very impressed with the writing, recognizing several things remained to be done. She said she would like to see the SDAs clearly identified on maps, with descriptors. She asked that "domestic partner" be included in the definition of family. She speculated people would be pleased by the second house provision.

Commissioners Anaya, Mayfield and Vigil deferred their comments to following the public comments.

Public Comments

Anne Murray from Cerrillos read a letter [Exhibit 4] concerning sand and gravel as a development of countywide impact that should no longer be exempt from the stringent regulations in the mining regulations. She said the threshold has been placed too low on exempt activities. She asked that sand and gravel extraction be removed from Section 10.19.1. Otherwise the entire planning process would be negated and violate the community's trust. She said, "There's no such thing as a little gravel pit; they only get bigger."

Also from Cerrillos, Ross Lockridge expressed his approval that some sections have been deleted from the code. However, he was concerned about the possibility of allowing for code amendments simultaneous with the application process, something that could be open to abuse. Communities will be less motivated to plan if the code is overly malleable. He distributed the pertinent section of the plan. [Exhibit 5]

Renee Lopez, a hairdresser from the Pojoaque Valley expressed her concern that home occupations are not allowed in mobile homes. She said she provides a much needed service and this obstacle is discouraging small businesses.

William Mee, Agua Fria Village and United Communities stated this is a really good framework. He said he and Commissioner Vigil are working on the itinerant vendors section. He noted there was currently no limitation of hours. He suggested the hours be limited to daylight hours. Currently, tacos are for sale at 3:00 am.

He recommended filling in details on family compounds and family proper. He said much work remains.

South Santa Fe County Landowners Association's Jerry Powers admitted he had not read through the document yet. He said his organization will be holding meetings to analyze the code. He asked if there was some sort of deadline to shoot for. Chair Stefanics stated a timeline has not been firmly established. Commissioner Anaya asked the public comment period be kept open since all the pertinent documents haven't been generated.

Mr. Powers noted that the southern part of the county is different and he asked that the code reflect the rural lifestyle preferred down there.

Jim Siebert, planning consultant, stated he appreciated the effort involved and the overall readability. He indicated he found some technical difficulties. Among the issues he noted was costs to be incurred in the SRAs, limiting amendments to twice a year, and the introduction of a hearing officer. He said the CDRC is very adequate in their current role. He questioned the propriety of taking an action in a study session. Mr. Ross indicated the agenda was properly noticed for action and Ms. Ellis-Green agreed that requirements were met.

Referring to land use case appeals, Commissioner Vigil asked if that was a hearing *de novo* or a review of the record? Mr. Ross said it was the latter. Commissioner Vigil noted that then if it went to district court it would be the findings and recommendations of the hearing officer that would be used. Mr. Ross indicated that the process is similar to that used by the Public Regulation Commission. If it is adopted or changed by the Board it would be the Board's order. The record developed at the hearing would be included.

Representative Rhonda King said she was speaking as a resident of southern Santa Fe County and representing her family. She pointed out she worked on the steering committee on the County plan 14 years ago. She said it was her understanding that the zoning regulations or guidelines were to be adopted before the map was generated.

Mr. Ross said adopting the ordinance is a legislative process and doing a zoning map is an administrative/adjudicatory process pertaining to a particular parcel. He described it as a “cart before the horse problem.” He said there will be an extensive process working with all the parcel owners in the entire county to ensure all have the correct zoning assignment. The future land use map in the plan gives an idea of what’s out there and what people intend to do with their property in the future.

Representative King said it is difficult for property owners to assess the impact to them without seeing the zoning map. She recommended there be coordination to let property owners what might be anticipated so they could know how to proceed in matters such as setbacks. She hoped there would be some preliminary map.

Chair Stefanics said they would take that under advisement.

Representative King spoke to the question of adequate public facilities, noting that in the southern part of the county some facilities are private. She also touched upon the requirements for something like a Walmart and the fact that the southern part of the county is more evolving. She looked forward to working with the Commission in the future.

Further Board Discussion

Commissioner Anaya emphasized the need for maps prior to final approval. He agreed with Mr. Siebert’s comments on the need for a hearing officer. He had concerns regarding the action taken during the study session. He supported Ms. Lopez’ desire to use her mobile home for a home occupation. He concurred on the need for communities to control their own destiny, but he had concern about communities imposing the will on others that might want to have sand and gravel, for instance. He stressed again the code should reflect the differences in the various communities and areas within the county. He supports family transfers and will fight to keep them viable.

Commissioner Anaya agreed with Rep. King that no distinction should be made between public and private facilities.

Chair Stefanics asked about the Commissioners’ preference regarding next steps. Commissioner Anaya was in favor of waiting until after the public input meetings. He expressed his feeling that two-hour study sessions were not sufficient.

Commissioner Holian noted that the public input meetings didn’t end until October 18th and she would prefer to have another study session in four weeks. She agreed that two hours was not enough.

Commissioner Vigil agreed regarding another Commission study session to get an idea of how the meetings were going.

Commissioner Mayfield broached the subject of having a study session in the evening to accommodate more people, and perhaps having it in another location.

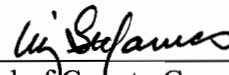
Recalling there were joint City-County meetings in the offing as well, Chair Stefanics said she would have staff check the Commissioners’ schedules for future study sessions.

Ms. Ellis-Green pointed out that all of the public input meetings have been noticed so the Commissioners are free to attend.

Adjournment

Having completed the agenda and with no further business to come before this body, Chair Stefanics declared this meeting adjourned at 12:05 p.m.

Approved by:



Board of County Commissioners
Liz Stefanics, Chair

ATTEST TO:



VALERIE ESPINOZA
SANTA FE COUNTY CLERK



Respectfully submitted:

Debbie Doyle, Wordswork
453 Cerrillos Road
Santa Fe, NM 87501




CLERK RECORDED 10/31/2012

**Sustainable Land
Development Code (SLDC)
Public Review Draft**

**Board of County Commissioners
Study Session**

10am-12PM
September 11, 2012

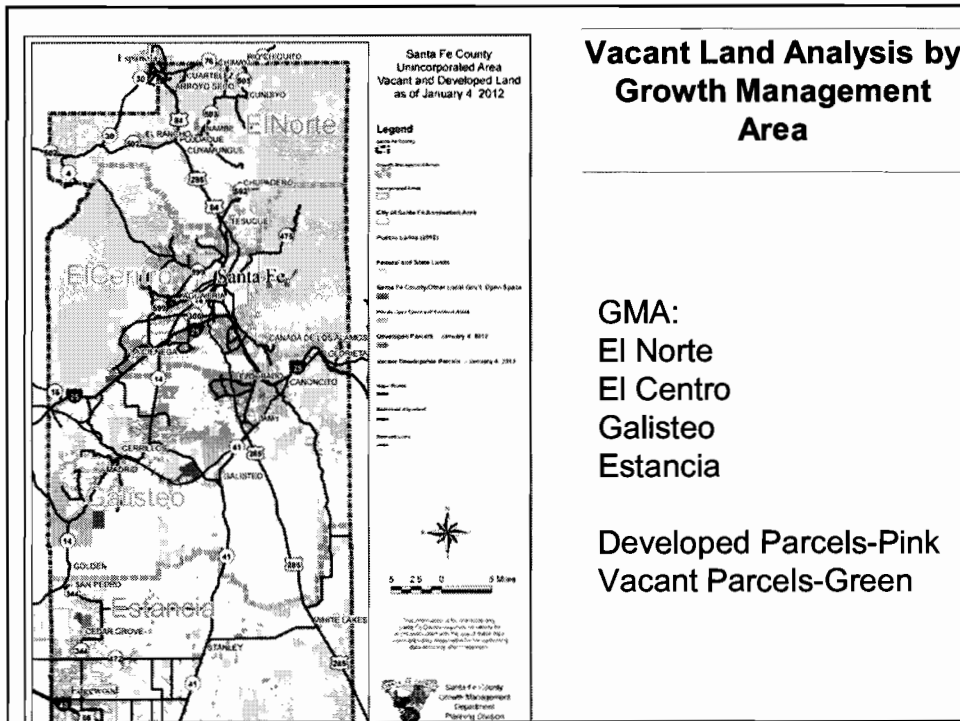


Economy • Environment • Community

I. Public Review Process

III. SLDC Public Review Draft
Overview

- August 14th BCC Study Session
- Issues Identified at August Study Session:
- Vacant Lots Analysis
 - Temporary Uses- Itinerant Vendors
 - Procedures
 - Adequate Public Facilities Requirements
 - Costs of Development
 - Zoning Map
 - Facilitation Process/Expiration of Subdivisions



<i>Vacant Land Analysis by GMA</i>		
VACANT PARCELS IN UNINCORPORATED SANTA FE COUNTY AS OF JANUARY 4, 2012 THAT CAN BE DEVELOPED FOR RESIDENTIAL USE *		
GROWTH MANAGEMENT AREA, PARCEL SIZE RANGE	NUMBER OF PARCELS	TOTAL AREA (ACRES)
TOTAL, El Norte GMA	2,043	22,249.5
TOTAL, El Centro GMA	4,048	45,313.8
TOTAL, Galisteo GMA	2,546	273,120.0
TOTAL, Estancia GMA	2,313	204,186.1
TOTAL, Entire Unincorporated County	10,950	544,869.4

SLDC Chapter Overview

- The SLDC will replace the existing code in its entirety with the exception of the Oil and Gas Ordinance and all adopted Community Plans and Ordinances.
- The SLDC shall be consistent with and will implement the policies of the Sustainable Growth Management Plan.

Chapter 1 – General Provisions

§ 1.4 Purpose and Intent – Page 1

§ 1.6 Applicability- Page 5

§ 1.7 Enactment and Repeals - Page 5

§ 1.9 Consistency with SGMP - Page 5

§ 1.11 Transitional Provisions - Page 7

Chapter 2 – Planning

§ 2.1 Plans and Plan Amendments – Page 11

- SGMP-Constitution of SLDC
- Area Plan-Covers defined geographic area
- District Plan-Provides specific planning and design for single use and mixed use development and is consistent with SGMP and Area Plan
- Community Plan-Provides specific planning design and implementation for a traditional, contemporary or geographic community.

§ 2.2 Community Participation-- Page 16

- Community Organizations
- Registered Organizations

Chapter 3 – Decision-Making Bodies

§ 3.2 Board of County Commissioners-- Page 19

§ 3.3 Planning Commission – Page 20

- Establishes new body which will replace CDRC
- Takes final action and issues development orders on variances and conditional use permits.
- **7 members appointed by Board-one for each district and 2 at large**

§ 3.5 Hearing Officer-- Page 22

- Establishes new position for purposes of assisting in specific applications for discretionary development.

Chapter 4 – Procedures

§ 4.3 Categories of development proceedings– Page 25

§ 4.4 Procedural Requirements– Page 26

§ 4.9 Development Approvals Requiring a Hearing – Page 38

- Plan and SLDC Text Amendments
- Conditional Use Permits
- Variances
- Beneficial Use Determinations
- Nonconforming Uses

Procedural Requirements

Application Type	Discretionary Review?	Application Requirements			Review/Approval Process				
		Pre-application meeting	Pre-application neighborhood meeting	Studies, reports, assessments	Agency review	Approval by Administrator	Hearing Required?		
							Hearing Officer	Planning Commission	BCC
Development permit residential	no	no	no	no	no	yes	no	no	no
Development permit non-residential, mixed use & multi-family	yes	yes	as needed	see Table 6-1	as needed	yes	no	no	no
Exempt land divisions and other plat reviews	no	no	no	no	as needed	yes	no	no	no
Family transfer	no	no	no	as needed	as needed	yes	no	no	no
Temporary use permit	no	no	no	no	as needed	yes	no	no	no
Minor subdivision - final plat	no	yes	no	see Table 6-1	as needed	yes	no	no	no
Major subdivision - preliminary plat	yes	yes	yes	see Table 6-1	yes	no	no	no	yes
Major subdivision - final plat	-	yes	no	no	no	no	no	no	yes*
Vacation of subdivision plat	yes	no	no	no	as needed	no	no	no	yes
Conditional use permit	yes	yes	as needed	see Table 6-1	as needed	no	yes	yes	no
Variance	yes	yes	as needed	no	as needed	no	yes	yes	no
Planned development district	yes	yes	yes	see Table 6-1	yes	no	yes	yes	yes
Overlay zones	yes	yes	yes	no	as needed	no	yes	yes	yes
Zoning map amendment (rezoning)	yes	yes	yes	see Table 6-1	as needed	no	yes	yes	yes
Text amendment	yes	yes	no	no	as needed	no	no	yes	yes
Area, district or community plan	yes	yes	yes	no	as needed	no	no	yes	yes
Development of countywide impact	yes	yes	yes	see Table 6-1	yes	no	yes	yes	yes
Beneficial use determination	yes	yes	no	no	no	no	yes	no	yes

Chapter 5-Subdivisions

- § 5.3 Applicability and General Rules – Page 49
- § 5.4 Exempt Land Divisions - Page 50
- § 5.5 Subdivision Classification & Procedures - Page 51
- § 5.6 Summary Review- Page 53
- § 5.7 Preliminary Plats (Major Subdivisions) Page 53
- § 5.8 Final Plat Page 58
- § 5.9 Subdivision Improvements Page 62

Chapter 6-SRAs

- § 6.2 Preparation and Fees Page 72
- § 6.3 Environmental Impact Report (EIR) Page 73
- § 6.4 Adequate Facilities & Services Assessment (APFA) Page 78
- § 6.5 Water Service Availability Report (WSAR) Page 81
- § 6.6 Traffic Impact Assessment (TIA) Page 84
- § 6.7 Fiscal Impact Assessment Page 90

Chapter 6-SRAs

Table 6-1: Required Studies, Reports and Assessments SRAs

Application Type	SRA Type				
	TIA	APFA	WSAR	FIS	EIR
Development Permit (up to 10k sf)	yes*	no	no	no	no
Development Permit (over 10k sf)	yes	yes	yes-	yes	yes
Minor subdivision	yes	yes	no	no	no
Major subdivision	yes	yes	yes+	yes	yes
Conditional Use Permit	yes*	as needed**	as needed**	as needed**	as needed**
Planned development	yes	yes	yes+	yes	as needed**
Rezoning (zoning map amendment)	yes	yes	yes+	as needed**	as needed**
Development of Countywide Impact (DCI)	yes	yes	yes+	yes	yes

Chapter 7-Sustainable Design Standards

- § 7.2 Fire and Building Codes**
- § 7.3 Residential Performance Standards**
- § 7.5 Fire Protection**
- § 7.6 Landscaping**
- § 7.8 Lighting**
- 7.10 Parking**
- § 7.11 Road Design Standards**
- § 7.13 Water Supply, Wastewater and Water Conservation**

§ 7.13 Water Supply, Wastewater and Water Conservation

Table 7-17 When Connection Required to County Utility-Water/Sewer

		Property Location		
		SDA-1	SDA-2	SDA-3
Development Type	Residential (1-4 units)	if within 330 feet	if within 1,320 feet	if within 2,640 feet*
	Multi-family (5+ units)	required	if within service area	required
	Minor Subdivision	required	if within service area	if within 2,640 feet*
	Major Subdivision	required	if within service area	required
	Non-residential (under 10k sf)	if within 660 feet	if within 2,640 feet	if within 1 mile*
	Non-residential (over 10k sf)	required	if within service area	required

§ 7.13 Water Supply, Wastewater and Water Conservation

Table 7-18 Community Water System Requirement for Developments in SDA 1 and 2

		Minimum Lot Size (acres)				
		Less than 1	1-2.49	2.5-9.99	10-39.99	40+
No. of Lots	2-4	no	no	no	no	no
	5-24	yes	yes	no	no	no
	25-49	yes	yes	yes	no	no
	50+	yes	yes	yes	yes	yes

Chapter 8 – Zoning

- § 8.2 General Requirements- Page 173
- § 8.3 Sustainable Development Areas (SDAs) Page 173
- § 8.4 Establishment of Zoning Districts Page 174
- § 8.5 Official Zoning Map Page 175
- § 8.6 Use Regulations Page 176 (Appendix B)
- §8.7 Residential Zoning Districts Page 177
- §8.8 Non-Residential Zoning Districts Page182
- §8.9 Mixed Use Zoning District Page 184
- §8.10 Planned Development Zoning Districts Page 187
- §8.11 Overlay Zones Page 191

Chapter 8 – Zoning

- § 8.4 Establishment of Zoning Districts Page 174
 - § 8.4.1 Base Zoning Districts
 - § 8.4.2 Planned Development Districts
 - § 8.4.3 Overlay Districts
- § 8.6 Use Regulations
 - Appendix B: Use Matrix

Chapter 8 – Zoning

Table 8-1: Base Zoning Districts.

Residential:	
A/R	Agriculture/ranching
RUR	Rural
RUR-F	Rural Fringe
RUR-R	Rural Residential
RES-F	Residential Fringe
RES-E	Residential Estate
RES-C	Residential Community
TC	Traditional Community
Non-Residential:	
C	Commercial
I	Industrial
Mixed Use:	
MU	Mixed Use

Chapter 9 – Community Districts

- § 9.1 Purpose Page 291
- § 9.2 Establishment of Community District Overlay Zones Page 291
- § 9.3 Effect of SLDC on Existing Community Districts Page 291
 - 11 existing community plan and district ordinances identified

<p style="text-align: center;">Chapter 10 – Supplemental Zoning Standards</p>
<p>§ 10.1 Purpose</p> <p>§ 10.4 Accessory Dwelling Units</p> <p>§ 10.6 Home Occupations</p> <p>§ 10.10 Itinerant Vendors</p> <p>§ 10.16 Wind Energy Facilities</p> <p>§ 10.19 Sand and Gravel Extraction</p> <p>§ 10.20 Sexually Oriented businesses</p>

<p style="text-align: center;">Chapter 12 – Growth Management</p>
<p>§ 12.1 Purpose</p> <p>§ 12.2 Capital Improvement Plan</p> <p>§ 12.3 Adequate Public Facilities Regulations</p> <p>§ 12.4 Development Agreements</p> <p>§ 12.11 Development Fees</p> <p>§ 12.12 Official Map</p> <p>§ 12.13 Transfer or Purchase of Development Rights</p>

What's Next?

- ❖ Zoning Map
- ❖ Official Map
- ❖ Capital Improvement Plan
- ❖ Development Fees
- ❖ Permit Fees
- ❖ Floodplain Maps
- ❖ Development of Countywide Impact
- ❖ Transfer of Development Rights

Public Comments

- ❖ SLDC Information on County: www.santafecountynm.gov/slhc.
- ❖ Email comments to (www.santafecountynm.gov/slhc)
- ❖ Send written comments to:

Santa Fe County Planning Division
SLDC Comments
PO Box 276
Santa Fe, NM 87504



Santa Fe County

Sustainable Land Development Code

Public Review Draft, September 2012



Public Meeting Schedule:

<u>Series I: Informational Open Houses</u>			
Stanley Community Center Wed Sept 12th from 4pm-8pm	Pojoaque Satellite Office Thurs Sept 13th from 4pm-8pm	Gallisteo Community Center Tues Sept 18th from 4pm-8pm	La Cienega Community Center Thurs Sept 20th from 4pm-8pm
<u>Series II: Chapters 1-4, 6, 12, 14: Administrative, Procedures, & Financing</u>			
Hondo Fire Station 2 Wed Sept 26th from 4pm-8pm	Nambe Community Center Thurs Sept 27th from 4pm-8pm	Edgewood Senior Center Tues Oct 2nd from 4pm-8pm	Nancy Rodriguez Center Thurs Oct 4th from 4pm-8pm
<u>Series III: Chapters 5, 7-11, 13: Zoning & Standards</u>			
Pojoaque Satellite Office Wed Oct 10th from 4pm-8pm	Nancy Rodriguez Center Thurs Oct 11th from 4pm-8pm	Gallisteo Community Center Tues Oct 16th from 4pm-8pm	Edgewood Senior Center Thurs Oct 18th from 4pm-8pm

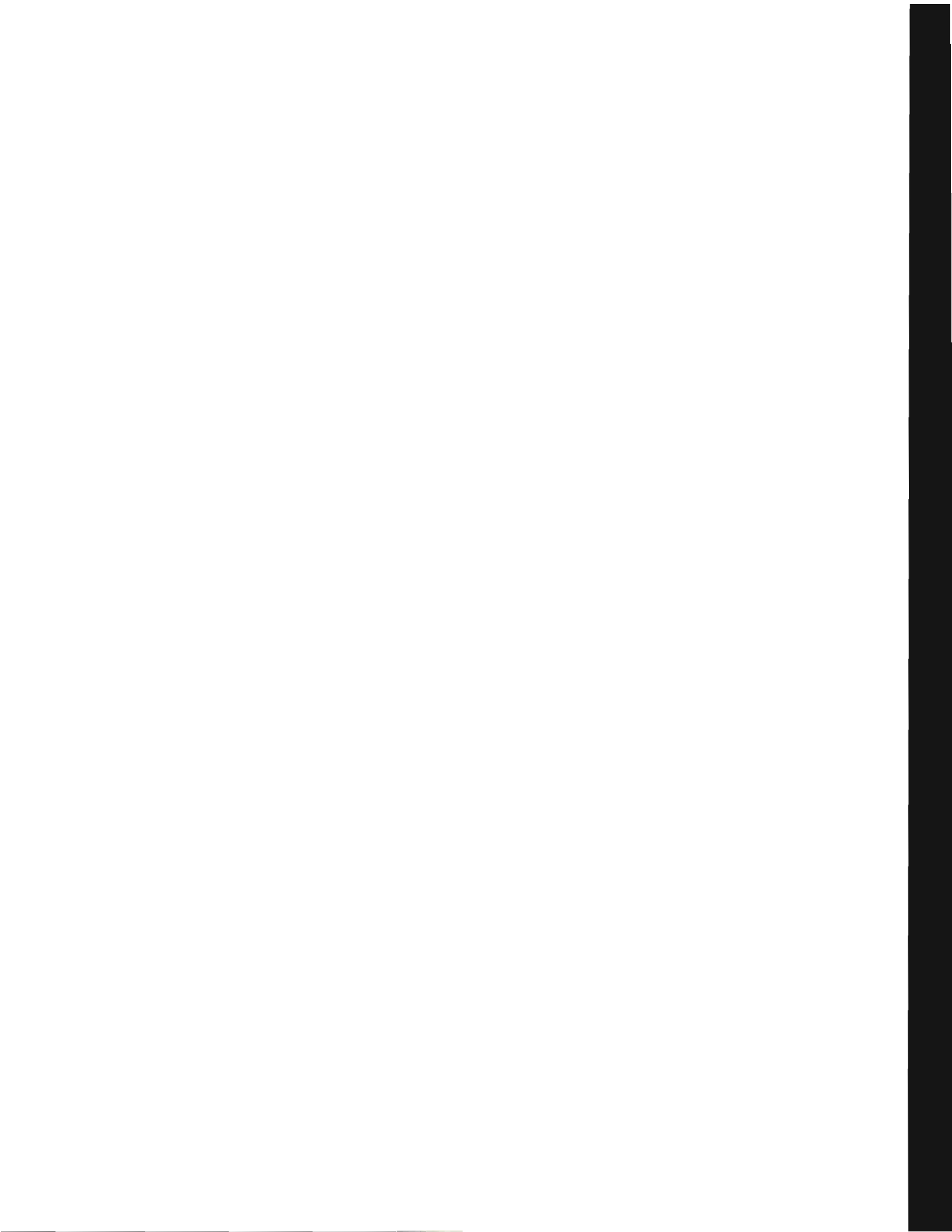
CLERK RECORDED 18/31/2012



What is the SLDC?

The SLDC is designed to protect and promote the health, safety and general welfare of the present and future residents of the County. The SLDC is a police power, public nuisance, environmental and land use regulation designed to establish separate land use, growth management, environmental, fiscal, adequate public facility, transportation, stormwater management, emergency service and preparedness, health and safety standards. It provides for comprehensive, concurrent, consistent, integrated, effective, time limited and concise land development approvals. The SLDC is designed to specifically provide protection of environmental, cultural, historical and archeological resources, lessening of air and water pollution, assurance and conservation of water resources, prevention of adverse climate change, promotion of sustainability, green development, and to provide standards to protect from adverse public nuisance or land use effects and impacts resulting from public or private development within the County.

- Assures that projects are planned, designed, constructed, and managed: to minimize adverse environmental impacts; to conserve natural resources; to promote sustainable development; and to enhance the quality of life in Santa Fe County;
- Provides for objective and fair administrative and quasi-judicial processes, findings and recommendations and assures that properties receiving development approvals are granted vested rights to assure completion of the project through all stages and phases in exchange for commitments to mitigate environmental degradation, advance adequate public facilities and services for needs generated by new development, to eliminate existing deficiencies and to proportionally meet county and regional facility and service needs;
- Establishes sustainable design and improvement standards which will be used to evaluate projects through the preparation of environmental, fiscal impact, traffic, water availability, emergency service and response, consistency and adequate public facility and services studies, reports and assessments.
- Designates appropriate agricultural, residential, traditional community, mixed-use, commercial and industrial zoning districts to implement the SGMP and provide regulations for the protection and expansion of local small businesses, professions, culture, art and crafts including live/work, home occupations and appropriate accessory uses in order to support a balanced, vigorous local economy;
- Designates sustainable development areas (SDA-1, SDA-2, and SDA-3) and identify appropriate regulations and incentives to encourage development within priority growth areas;
- Establish rights for communities, community organizations, registered organizations, acequia associations, Tribal governments, adjoining property owners, neighborhood and homeowner associations and non-profit organizations with respect to attendance at pre-application meetings with applicants for development approval;
- Assures a diversity of housing choices within a wide range of economic levels and age groups;
- Provides innovative and sustainable design and architectural standards for development compatible with compact development and traditional and historic communities that reflect the highly unique sense of place and the desirable qualities of Santa Fe County
- Requires that new development reflect the transportation network of the region and provide a framework of inter-connectivity of the road network and pedestrian and bicycle systems;
- Requires that new development provide a range of parks, trails and open space within neighborhoods.



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The SLDC By Chapters

<p>Chapter 1 - General Provisions States and expands on the purpose and intent of the SLDC which is primarily designed to implement and be consistent with the goals, objectives, policies, and strategies of the Sustainable Growth Management Plan (SGMP) and protect and promote the health, safety and general welfare of the present and future residents.</p>	<p>Chapter 9 - Community Districts Sets forth the standards and procedures for the establishment of a Community District Overlay Zone (O-CD) to implement the zoning-related provisions of an adopted Community Plan. Provides that existing community planning districts established by ordinance, shall remain in effect until such time as new community plans are adopted and a corresponding O-CD is established.</p>
<p>Chapter 2 - Planning Establishes requirements and procedures including community participation for planning, adopting and amending land use plans, including the SGMP and Area, District or Community Plans. Requires that all plans described in this be in compliance with the SGMP, and upon adoption constitute amendments to the SGMP.</p>	<p>Chapter 10 - Supplementary Zoning Regulations Establishes additional or alternative standards for specific uses which require special design considerations. Examples of uses include: accessory structures and dwelling units, group homes, home occupations, residential condominiums, swimming pools, temporary uses, retail outdoor sales, industrial outdoor storage, self-storage facilities, mobile home parks, wind energy facilities, wireless communication facilities, sand and gravel extraction, and sexually oriented businesses.</p>
<p>Chapter 3 - Decision Making Bodies Establishes the authority, responsibilities, powers and duties of the Board, Planning Commission, Administrator and Hearing Officer including legislative amendments to the SGMP, an Area, District or Community Plan, text and maps of the SLDC including the zoning map.</p>	<p>Chapter 11 – Developments of County wide Impacts (DCIs) Regulates developments that have potential for far-reaching effects on the community and/or have the potential to create serious: adverse noise, light, odor and vibration; explosive hazards; traffic congestion; and burdens on County emergency response services. Designated DCIs include: oil and gas drilling and production; mining and resource extraction; substantial land alteration; landfills; and large-scale feedlots and factory farms.</p>
<p>Chapter 4 - Development Approval Procedures Designates the procedures for filing and processing applications. It is formatted to allow users to efficiently ascertain the various steps involved in processing applications, from the initiation and filing of an application, review for completeness and compliance with SLDC standards, through public hearings, determination and appeal.</p>	<p>Chapter 12 – Growth Management and Paying for Development Provides techniques and strategies to direct growth to areas most efficiently served by adequate facilities and services including the Establishment of Sustainable Development Areas, the Official Map, the Capital Improvement Plan, Development Fees, and regulations ensuring Adequate Public Facilities and Services requirements are met.</p>
<p>Chapter 5 - Subdivisions and Land Divisions Establishes the general rules and regulations governing the preparation, review, and recordation of plats that divide land in accordance with State Law and the purposes, intent, findings and substantive provisions of the SLDC, the SGMP and any applicable area, district or community plan.</p>	<p>Chapter 13 – Housing and Fair Housing The purpose is to provide increased housing opportunities within a broad range of incomes for current and future residents of Santa Fe County. The intent is to encourage new development to achieve a reasonable balance between market rate housing and Affordable Housing through the use of incentives and affordable housing requirements to help offset potential costs.</p>
<p>Chapter 6 - Studies Reports & Assessments Establishes that Studies, Reports, and Assessments (SRAs) be prepared for all applications subject to discretionary review in order facilitate the review</p>	<p>Chapter 14 - Inspections, Penalties and Enforcement Provides for visual inspections to determine compliance with the SLDC, procedures for appointing code enforcement officers and establishes penalties for violations.</p>
<p>Chapter 7 - Sustainable Design Standards prescriptive and performance standards for residential and commercial development, outdoor lighting, signs, parking, road design, water supply and distribution, wastewater systems, water conservation, energy efficiency, creation of open space, protection of historic and archaeological resources, terrain management, flood prevention and flood control, air quality and noise.</p>	<p>Appendix A - Rules of Interpretation, Definitions and Acronyms Provides rules of interpretation and definitions of specialized terms and phrases used in the Sustainable Land Development Code (SLDC).</p>
<p>Chapter 8 – Zoning Provides for agricultural, residential, traditional community, mixed-use, commercial and industrial zoning districts, historic and community overlay zones and planned development districts. Establishes zoning regulation of land uses and standards for the location, density, height, mass, minimum lot size and use of buildings, structures and land for each zoning district.</p>	<p>Appendix B - Use Matrix Identifies permitted, conditional, accessory and prohibited uses by base zoning districts and provides function, structure and activity classification from the Land-Based Classification Standards (LBCS) of the American Planning Association (APA).</p>

- To view the SLDC Public Review.Draft review background information and provide feedback please visit: www.santafecountynm.gov/sldc
- For more information, please call or email: Melissa Holmes, Administrative Assistant, Santa Fe County Growth Management Department 505/995-2717 msholmes@santafecountynm.gov



Frequently Asked Questions

Does the new code limit my ability to subdivide my property? Subdivision regulations have not changed from the previous Santa Fe County Land Development Code and are consistent with New Mexico State subdivision regulations. What has changed is the way minimum lot size or maximum density of a property is regulated. All properties will be zoned via the zoning map and density will be regulated by the zoning district.

Will the code increase the cost of development? The initial cost of new development will increase due to impact fees established by the code which will cover the cost to the County of providing adequate public facilities and services to future residents of the development.

What are the opportunities for members of the public to be part of the development review and approval process? A pre-application neighborhood meeting will be required for most development that requires "discretionary review", (see Table 4.1: Procedural Requirements by Application Type, page 27 and section 4.4.4.1 beginning on page 28 for details). The public is always welcome and will be noticed for public hearings before the Hearing Officer, Planning Commission and Board of County Commissioners.

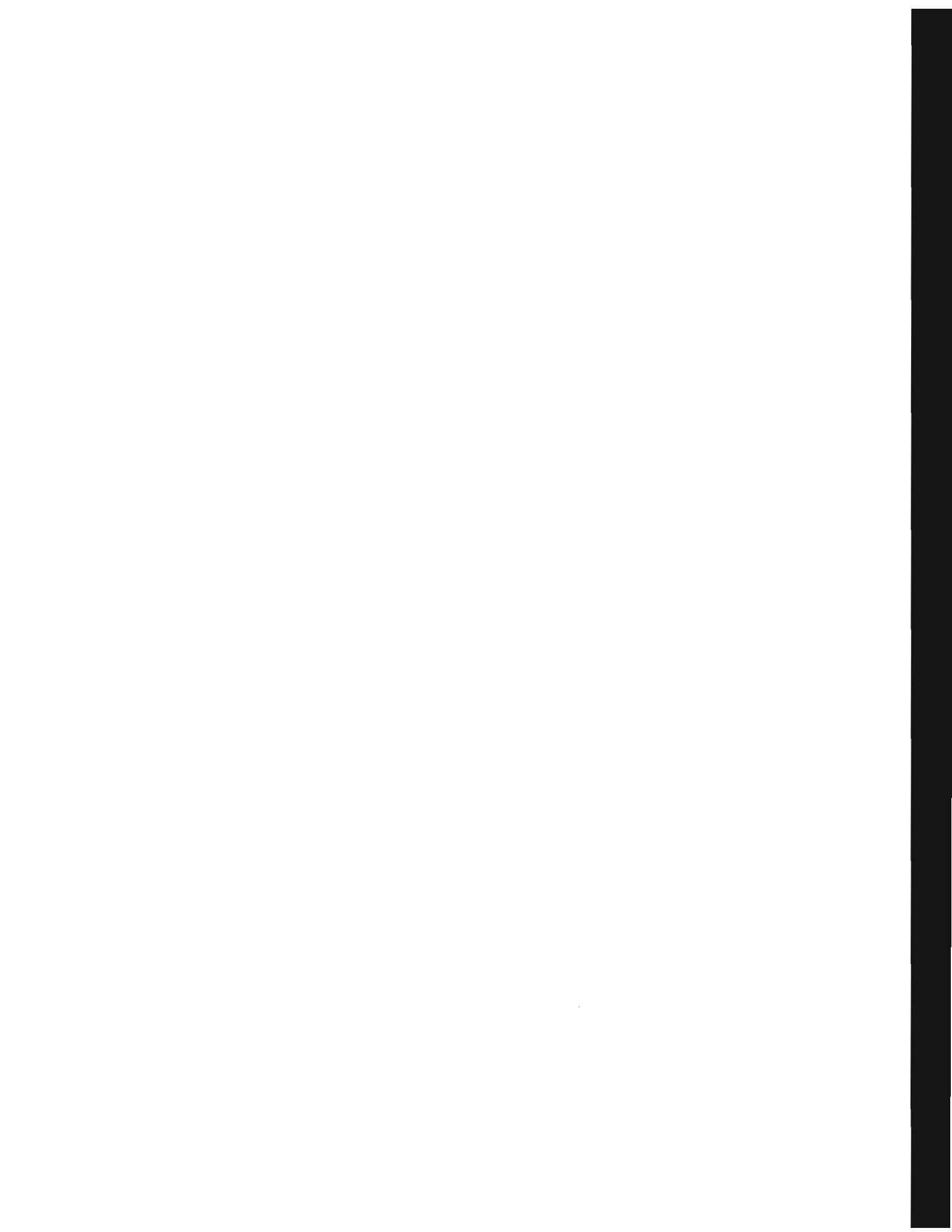
How does the code address water scarcity? The code follows current water conservation standards and regulations and, with an emphasis on decreasing ground water depletion, establishes requirements for development to hook up to County or public water systems.

How does the code preserve the county's historical and cultural resources? Chapter 6: Studies, Reports and Assessments, requires applicants submit an Environmental Impact Report that identifies and analyzes adverse effects to historical and cultural resources. This will facilitate review by the County and State Historic Preservation Office to ensure federal, state and local regulations are followed. Additionally, the code establishes a Historic Overlay Zone that can be used to protect and enhance historic development patterns.

What is the relationship between the existing County hydrologic zones and new zoning districts? There is no relationship.

How will my property be zoned if this code is approved? Your property will be zoned according to the zoning map which will be adopted prior to the code being in effect.

What is the relationship between the code and the Sustainable Growth Management Plan? The code is designed to implement and be consistent with the goals, objectives, policies, and strategies of the Sustainable Growth Management Plan (SMGP).



Place
Stamp
Here

SRP CLERK RECORDED 10/31/2012

Santa Fe County
Growth Management Dept.
102 Grant Avenue
Santa Fe, NM, 87504

To submit your comment by mail, please staple or tape your comment in half and mail to the address above.

Santa Fe County
Sustainable Land Development Code
Public Review Draft, September 2012
Informational Open House Agenda

- 4:00 pm- 4:30 pm Welcome & Information Gathering
- 4:30 pm -5:00 pm Sustainable Land Development Code, Public Review Draft (SLDC PRD) Overview Presentation
What is the SLCD PRD? What is the Public Review Process?
- 5:00 pm- 5:15 pm Questions and Answers
- 5:15 pm- 5:50 pm Open Floor Discussion
Note: Participants are welcome to participate in group discussion or talk one-on-one with staff.

5:50 pm- 6:00 pm Break

- 6:00 pm- 6:30 pm Sustainable Land Development Code, Public Review Draft Overview Presentation
What is the SLCD PRD? What is the Public Review Process?
- 6:30 pm- 6:45 pm Questions and Answers
- 6:45 pm- 7:30 pm Open Floor Discussion
Note: Participants are welcome to participate in group discussion or talk one-on-one with staff.
- 7:30 pm- 8:00 pm Wrap-up and Final Discussion

Santa Fe County
 Sustainable Land Development Code
 Public Review Draft, September 2012
 Informational Open House Evaluation

How satisfied are you:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied
• with the quality of the overall event?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• with the open-house meeting format?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• with the quality of the presentations?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• that you had sufficient time and opportunity to share ideas and discuss the SLDC with your peers?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

1. What was the most valuable piece of information that you learned today?

3. If you had a specific comment or question, were you able to share it with staff?

Yes

No, but I like having the option

No

4. Were there sufficient opportunities for you to discuss the SLDC Public Review Draft with other community members and with staff?

5. How could future meetings be improved? What topics would you like to see addressed in the future?

6. Did this meeting reassure you that any concerns you express regarding the SLDC PRD will be thoroughly addressed by the County in future versions of the SLDC? If it did not, why not?

Please leave this form at the sign-in table before leaving. Thanks!

Santa Fe County Sustainable Land Development Code Public Review Draft:

Reference copies of the SLDC PRD will be at the following locations:

Community and Senior Centers

Bennie J. Chavez Community/Senior Center (Chimayo)
Rio en Medio /Chupadero Community/Senior Center
Nancy Rodriguez Community Center
La Cienega Community Center
El Rancho Community Center

County Satellite Offices and Senior Centers

Edgewood Satellite Office/Senior Center
Eldorado Satellite Office/Senior Center
Pojoaque Satellite Office

Public Libraries

City of Santa Fe:

- Main
- Southside
- La Farge

Eldorado
Edgewood
Española

County Offices

County Administrative Offices 102 Grant Avenue

- Planning Division
- Building and Development Services
- Legal

SFC CLERM RECORDED 10/31/2012

SUSTAINABLE LAND DEVELOPMENT CODE

SLDC Public Comment

Sustainable Land Development Code (SLDC) Background Information

Webpage- Sustainable Land Development Code

Santa Fe County is in the process of developing a new land development code known as the Sustainable Land Development Code (SLDC). The SLDC contains detailed regulations to guide future growth and development in the County in accordance with the Sustainable Growth Management Plan (SGMP) which was adopted in 2010. A public review draft of the SLDC is currently available for review.

Public Review Draft September 2012 (SLDC PRD 09.2012) - PDF

The development of the SLDC has included extensive public participation and members of the public are highly encouraged to provide feedback on the county's public review draft of the SLDC.

This webpage provides resources to facilitate the public's review of the SLDC. It provides SLDC background information (see below), the SLDC public review meeting schedule (see below), and a **comment form** for members of the public to submit feedback on the code and to learn more about what other members of the public are saying about the code.

Public Review and Comment of the SLDC

Santa Fe County is committed to providing numerous opportunities for the public to review the code and provide feedback on how it might be improved. Santa Fe County will be conducting public meetings on the code (see below). The County will accept written comments on the code at all of its main offices and it will provide a web-based tool for members of the public to submit their comments about the code as well as to track what other members of the public are saying about the code.

[Submit a Comment/Question](#)

Public Meetings:

Please consider joining the County at any of the public review meetings to learn more about the code and offer input on how the code may be improved. There will be three series of meetings for a total of 12; one in each Growth Management Area of the County. All meetings are free and open to the public..

QUICK INFO

Reference copies of the the Sustainable Land Development Code Public Review Draft (SLDC PRD) are available at all of the County Community Centers, Satellite Offices and Administrative Offices. If you wish to purchase your own copy, printed copies are available for \$12 or compact disks (CD) are available for \$2. You may purchase printed copies and compact disks through Santa Fe County Growth Management Department by contacting Melissa Holmes at (505) 995-2717 or msholmes@santafecounty.gov.

2012 SEP 10 10:31 AM

Series I: Informational Open Houses

Stanley Community Center 14 Kinsell Avenue Wednesday, September 12 4pm-8pm	Pojoaque Satellite Office 5 West Gutierrez, Suite 9 Thursday, September 13 4pm-8pm	Galisteo Community Center 39 Avenida Vieja Tuesday, September 18 4pm-8pm	La Cienega Community Center 50-A San Jose Thursday, September 20 4pm-8pm
---	---	---	---

Series II: Chapters 1-4, 6,12,14: Administrative, Procedures and Financing

Hondo Fire Station 2 645 Old Las Vegas Highway Wednesday, September 26 4pm-8pm	Nambe Community Center 180 Nambe, State Road 503 Thursday, September 27 4pm-8pm	Edgewood Senior Center 114 Quail Trail Tuesday, October 2 4pm-8pm	Nancy Rodriguez Center 1 Prairie Dog Loop Thursday, October 4 4pm-8pm
---	--	--	--

Series III: Chapters 5, 7-11, 13: Zoning and Standards

Pojoaque Satellite Office 5 West Gutierrez, Suite 9 Wednesday, October 10 4pm-8pm	Nancy Rodriguez Center 1 Prairie Dog Loop Thursday, October 11 4pm-8pm	Galisteo Community Center 39 Avenida Vieja Tuesday, October 16 4pm- 8pm	Edgewood Senior Center 114 Quail Trail Thursday, October 18 4pm-8pm
--	---	--	--

Public Input:

The following documents contain public input submitted to the County. Public input will be compiled and posted on a weekly basis.

Public Input Week 1 September 10 -16 - Coming Soon!

Background Information:

The following documents provide an overview of the code as well as information on key topics of special interest:

- [Redline Version of changes to December 2011 Chapters 1-4](#)
- [Archived Documents: Previous SLDC Draft Chapters 1-4 \(Dec 2011\) and Public Comments](#)
- [Sustainable Growth Management Plan \(SGMP\) webpage](#)
- [Video on Demand of BCC Study Sessions](#)
- **Frequently Asked Questions (PDF)- Coming Soon!**
- **Information Brochure (PDF) - Coming Soon!**
- **Public Meeting Presentation (PDF) Coming Soon!**

Sustainable Land Development Code (SLDC) Public Review Draft

Board of County Commissioners Study Session

10am-12PM
September 11, 2012



Economy ♦ Environment ♦ Community



I. Public Review Process

What is the Public Review Draft Process?



1. PRP Schedule
2. Public Review Draft availability
3. County website
4. Community Advisors and Email Distribution lists
5. Advertisements and press release



II. Request Authorization to Publish Title and General Summary



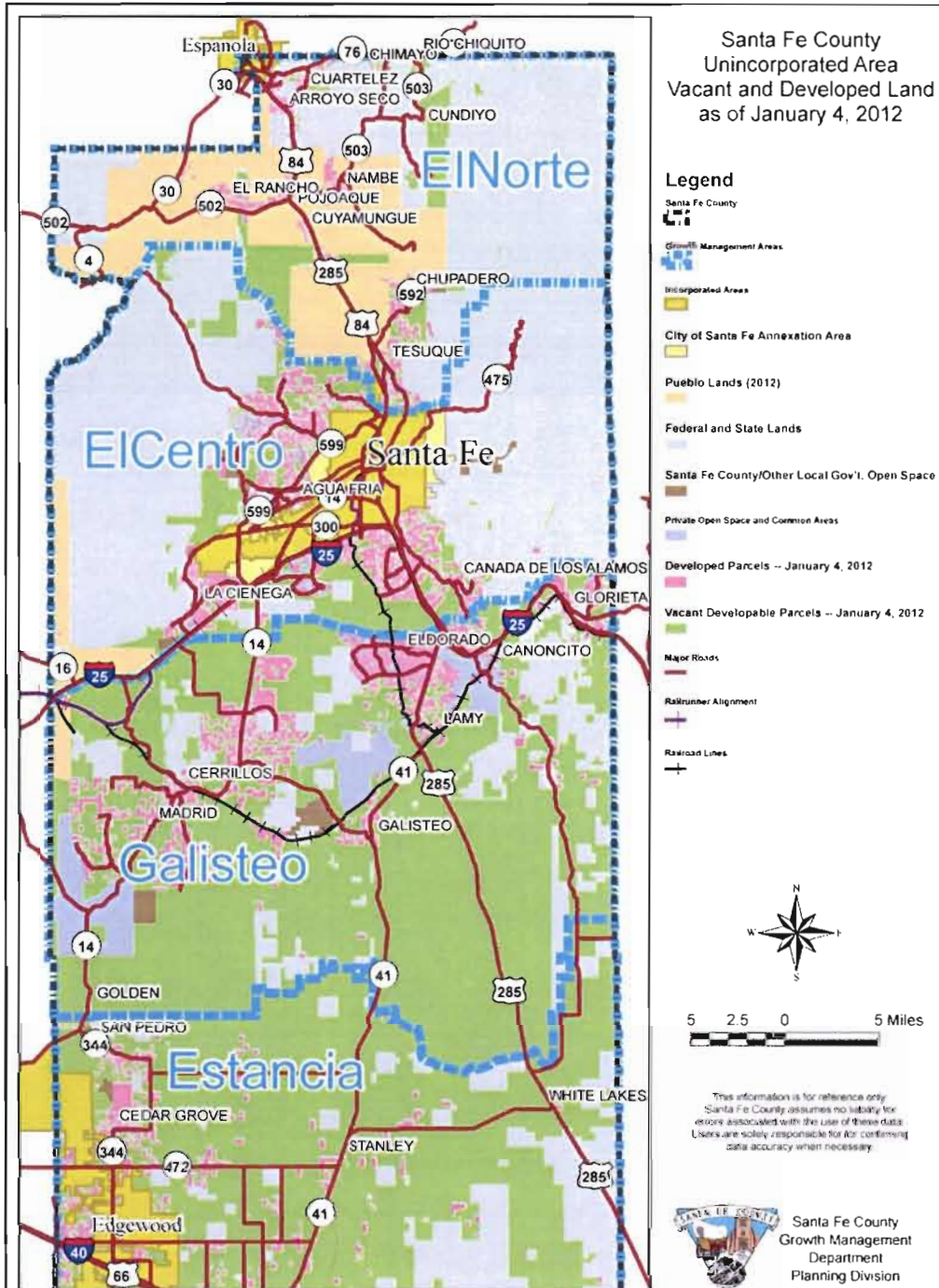
III. SLDC Public Review Draft Overview

August 14th BCC Study Session



Issues Identified at August Study Session:

- Vacant Lots Analysis
- Temporary Uses- Itinerant Vendors
- Procedures
- Adequate Public Facilities Requirements
- Costs of Development
- Zoning Map
- Facilitation Process/Expiration of Subdivisions



Vacant Land Analysis by Growth Management Area



GMA:
El Norte
El Centro
Galisteo
Estancia

Developed Parcels-Pink
Vacant Parcels-Green

Vacant Land Analysis by GMA

**VACANT PARCELS IN UNINCORPORATED SANTA FE COUNTY AS OF JANUARY 4, 2012
THAT CAN BE DEVELOPED FOR RESIDENTIAL USE ***


GROWTH MANAGEMENT AREA, PARCEL SIZE RANGE	NUMBER OF PARCELS	TOTAL AREA (ACRES)
TOTAL, El Norte GMA	2,043	22,249.5
TOTAL, El Centro GMA	4,048	45,313.8
TOTAL, Galisteo GMA	2,546	273,120.0
TOTAL, Estancia GMA	2,313	204,186.1
TOTAL, Entire Unincorporated County	10,950	544,869.4

SLDC Chapter Overview



- The SLDC will replace the existing code in its entirety with the exception of the Oil and Gas Ordinance and all adopted Community Plans and Ordinances.
- The SLDC shall be consistent with and will implement the policies of the Sustainable Growth Management Plan.

Chapter 1 – General Provisions

- 
- § 1.4 Purpose and Intent – Page 1
 - § 1.6 Applicability- Page 5
 - § 1.7 Enactment and Repeals - Page 5
 - § 1.9 Consistency with SGMP - Page 5
 - § 1.11 Transitional Provisions - Page 7

Chapter 2 – Planning

§ 2.1 Plans and Plan Amendments – Page 11

- SGMP-Constitution of SLDC
- Area Plan-Covers defined geographic area
- District Plan-Provides specific planning and design for single use and mixed use development and is consistent with SGMP and Area Plan
- Community Plan-Provides specific planning design and implementation for a traditional, contemporary or geographic community.

§ 2.2 Community Participation— Page 16

- Community Organizations
- Registered Organizations

Chapter 3 – Decision-Making Bodies

§ 3.2 Board of County Commissioners– Page 19

§ 3.3 Planning Commission – Page 20

- Establishes new body which will replace CDRC
- Takes final action and issues development orders on variances and conditional use permits.
- **7 members appointed by Board-one for each district and 2 at large**

§ 3.5 Hearing Officer– Page 22

- Establishes new position for purposes of assisting in specific applications for discretionary development.

Chapter 4 – Procedures

§ 4.3 Categories of development proceedings– Page 25

§ 4.4 Procedural Requirements– Page 26


§ 4.9 Development Approvals Requiring a Hearing – Page 38

- Plan and SLDC Text Amendments
- Conditional Use Permits
- Variances
- Beneficial Use Determinations
- Nonconforming Uses

Procedural Requirements

Application Type	Discretionary Review?	Application Requirements			Review/Approval Process				
		Pre-application meeting	Pre-application neighborhood meeting	Studies, reports, assessments	Agency review	Approval by Administrator	Hearing Required?		
							Hearing Officer	Planning Commission	BCC
Development permit: residential	no	no	no	no	no	yes	no	no	no
Development permit: non-residential, mixed use & multi-family	yes	yes	as needed	see Table 6-1	as needed	yes	no	no	no
Exempt land divisions and other plat reviews	no	no	no	no	as needed	yes	no	no	no
Family transfer	no	no	no	as needed	as needed	yes	no	no	no
Temporary use permit	no	no	no	no	as needed	yes	no	no	no
Minor subdivision - final plat	no	yes	no	see Table 6-1	as needed	yes	no	no	no
Major subdivision - preliminary plat	yes	yes	yes	see Table 6-1	yes	no	no	no	yes
Major subdivision - final plat	*	yes	no	no	no	no	no	no	yes*
Vacation of subdivision plat	yes	no	no	no	as needed	no	no	no	yes
Conditional use permit	yes	yes	as needed	see Table 6-1	as needed	no	yes	yes	no
Variance	yes	yes	as needed	no	as needed	no	yes	yes	no
Planned development district	yes	yes	yes	see Table 6-1	yes	no	yes	yes	yes
Overlay zones	yes	yes	yes	no	as needed	no	yes	yes	yes
Zoning map amendment (rezoning)	yes	yes	yes	see Table 6-1	as needed	no	yes	yes	yes
Text amendment	yes	yes	no	no	as needed	no	no	yes	yes
Area, district or community plan	yes	yes	yes	no	as needed	no	no	yes	yes
Development of countywide impact	yes	yes	yes	see Table 6-1	yes	no	yes	yes	yes
Beneficial use determination	yes	yes	no	no	no	no	yes	no	yes

Chapter 5-Subdivisions



- § 5.3 Applicability and General Rules – Page 49
- § 5.4 Exempt Land Divisions - Page 50
- § 5.5 Subdivision Classification & Procedures - Page 51
- § 5.6 Summary Review- Page 53
- § 5.7 Preliminary Plats (Major Subdivisions) Page 53
- § 5.8 Final Plat Page 58
- § 5.9 Subdivision Improvements Page 62

Chapter 6-SRAs



- § 6.2 Preparation and Fees Page 72
- § 6.3 Environmental Impact Report (EIR) Page 73
- § 6.4 Adequate Facilities & Services Assessment (APFA) Page 78
- § 6.5 Water Service Availability Report (WSAR) Page 81
- § 6.6 Traffic Impact Assessment (TIA) Page 84
- § 6.7 Fiscal Impact Assessment Page 90

Chapter 6-SRAs

Table 6-1: Required Studies, Reports and Assessments SRAs

Application Type	SRA Type				
	TIA	APFA	WSAR	FIS	EIR
Development Permit (up to 10k sf)	yes*	no	no	no	no
Development Permit (over 10k sf)	yes	yes	yes+	yes	yes
Minor subdivision	yes	yes	no	no	no
Major subdivision	yes	yes	yes+	yes	yes
Conditional Use Permit	yes*	as needed**	as needed**	as needed**	as needed**
Planned development	yes	yes	yes+	yes	as needed**
Rezoning (zoning map amendment)	yes	yes	yes+	as needed**	as needed**
Development of Countywide Impact (DCI)	yes	yes	yes+	yes	yes

Chapter 7-Sustainable Design Standards



§ 7.2 Fire and Building Codes

§ 7.3 Residential Performance Standards

§ 7.5 Fire Protection

§ 7.6 Landscaping

§ 7.8 Lighting

7.10 Parking

§ 7.11 Road Design Standards

§ 7.13 Water Supply, Wastewater and Water Conservation

§ 7.13 Water Supply, Wastewater and Water Conservation

Table 7-17 When Connection Required to County Utility-Water/Sewer

		Property Location		
		SDA-1	SDA-2	SDA-3
Development Type	Residential (1-4 units)	if within 330 feet	if within 1,320 feet	if within 2,640 feet*
	Multi-family (5+ units)	required	if within service area	required
	Minor Subdivision	required	if within service area	if within 2,640 feet*
	Major Subdivision	required	if within service area	required
	Non-residential (under 10k sf)	if within 660 feet	if within 2,640 feet	if within 1 mile*
	Non-residential (over 10k sf)	required	if within service area	required

§ 7.13 Water Supply, Wastewater and Water Conservation

Table 7-18 Community Water System Requirement for Developments in SDA 1 and 2

		Minimum Lot Size (acres)				
		Less than 1	1-2.49	2.5-9.99	10-39.99	40+
No. of Lots	2-4	no	no	no	no	no
	5-24	yes	yes	no	no	no
	25-49	yes	yes	yes	no	no
	50+	yes	yes	yes	yes	yes

Chapter 8 – Zoning



- § 8.2 General Requirements- Page 173
- § 8.3 Sustainable Development Areas (SDAs) Page 173
- § 8.4 Establishment of Zoning Districts Page 174
- § 8.5 Official Zoning Map Page 175
- § 8.6 Use Regulations Page 176 (Appendix B)
- §8.7 Residential Zoning Districts Page 177
- §8.8 Non-Residential Zoning Districts Page 182
- §8.9 Mixed Use Zoning District Page 184
- §8.10 Planned Development Zoning Districts Page 187
- §8.11 Overlay Zones Page 191

Chapter 8 – Zoning



§ 8.4 Establishment of Zoning Districts Page 174

§ 8.4.1 Base Zoning Districts

§ 8.4.2 Planned Development Districts

§ 8.4.3 Overlay Districts

§ 8.6 Use Regulations

Appendix B: Use Matrix

Chapter 8 – Zoning

Table 8-1: Base Zoning Districts.

Residential:	
A/R	Agriculture/ranching
RUR	Rural
RUR-F	Rural Fringe
RUR-R	Rural Residential
RES-F	Residential Fringe
RES-E	Residential Estate
RES-C	Residential Community
TC	Traditional Community
Non-Residential:	
C	Commercial
I	Industrial
Mixed Use:	
MU	Mixed Use

Chapter 9 – Community Districts



§ 9.1 Purpose **Page 291**

§ 9.2 Establishment of Community District Overlay Zones **Page 291**

§ 9.3 Effect of SLDC on Existing Community Districts **Page 291**

- 11 existing community plan and district ordinances identified

Chapter 10 – Supplemental Zoning Standards



- § 10.1 Purpose**
- § 10.4 Accessory Dwelling Units**
- § 10.6 Home Occupations**
- § 10.10 Itinerant Vendors**
- § 10.16 Wind Energy Facilities**
- § 10.19 Sand and Gravel Extraction**
- § 10.20 Sexually Oriented businesses**

Chapter 12 – Growth Management



- § 12.1 Purpose**
- § 12.2 Capital Improvement Plan**
- § 12.3 Adequate Public Facilities Regulations**
- § 12.4 Development Agreements**
- § 12.11 Development Fees**
- § 12.12 Official Map**
- § 12.13 Transfer or Purchase of Development Rights**

What's Next?



- ❖ Zoning Map
- ❖ Official Map
- ❖ Capital Improvement Plan
- ❖ Development Fees
- ❖ Permit Fees
- ❖ Floodplain Maps
- ❖ Development of Countywide Impact
- ❖ Transfer of Development Rights

Public Comments



- ❖ SLDC Information on County: www.santafecountynm.gov/slhc
- ❖ Email comments to www.santafecountynm.gov/slhc
- ❖ Send written comments to:

Santa Fe County Planning Division
SLDC Comments
PO Box 276
Santa Fe, NM 87504

9/10/12

Dear Commissioners,



In the planning stage of the County code we all attended a special meeting that focused on how Sand and Gravel Extraction would be dealt with in the new code. Commissioner Stefanic attend as well. It was agreed upon that sand and gravel would no longer be exempt from the stringent regulations in the mining code and that all mining and related activities including sand and gravel extraction would be treated the same and be considered a DCI. This agreement is in writing in the SGMP in section 2.2.6.2 that states: Sand and gravel mining will be recognized as a DCI and subject to the requirements of the existing mining ordinance and SLDC. Furthermore, because we had taken great care to reach this agreement in the planning stage we did not have a focus group to address mining in the writing of the code.

Now in the Draft SLDC it is apparent that a large oversight was made. In section 10.19.1 a threshold of 20 acres and/or use of blasting has been set for designating sand and gravel operations as a DCI. We know from firsthand experience that many quarries do not use blasting and that a 5-acre sand and gravel operation equates to 40 to 50 trucks a day. A 20-acre operation could use 200 trucks a day, which we believe is clearly of Countywide Impact. Also, in section 10.19.2 of this Draft it is allowing related uses activities at the same site of a mining operation less than 20 acre with no blasting to be exempt from being looked at as a DCI. These related activities could include road materials fabrication plants, asphalt hot mix plants, concrete batch plants and the use of mobile equipment such as crushers, stackers and conveyors that would all definitely cause Countywide Impact. All of the County's Sand and Gravel Extraction operations and related activities need to be regulated as a DCI. We ask the county to remove Sand and Gravel Extraction from section 10.19.1 and honor our previous commitment to the communities of Santa Fe County. Any other decision would negate the entire planning process and violate the trust built between the County and its people.

Please join us in asking the County to rectify this grave mistake!

Thank you for your consideration.

Sincerely,

Karen Yank, Golden

Bill Baker, San Pedro

Ross Lockridge & Ann Murray – Cerrillos



Comments on the Public Review Draft of SLDC Sept. 2012

by Ross Lockridge
9/11/12

I'm very pleased that Specific Plans have been deleted from the Code.

On my viewing of the Section 1.15. and 1.15.2.2. however, concerning procedures for amendments to the SLDC text or the zoning map, I didn't find reasons why I should NOT remain concerned. The directives in the draft for applicants to simultaneously apply for code & plan amendments along with their development applications remains an issue. I think this kind of streamlining could be abused so that a community could have unwanted developments imposed upon them at the discretion of a future administrator along with a future Board.

Also, it seems that with such a malleable code there would be less motive for communities to plan knowing that their ordinances could be amended concurrently under the pressure from development applications, so that any appeal based on code violations would be useless, as the law, the amended code or ordinance itself will already have been molded like wax to conform with a development application. In this light, there's little comfort with relying on broad statements that such amendments must conform to the SLDC.

Staff wisely removed all such directives from the SGMP. The Plan does not contain or address this "principal" of concurrent code amendment and development applications. The SGMP does not suggest *concurrency* in this manner but clearly only in relationship with levels of service (LOS) as follows:

"'Adequate Public Facilities' and 'concurrency' are two similar techniques that tie development pace and location to the availability of public facilities and services. Both terms refer to land use regulations that are designed to ensure that the necessary public facilities and services, at adopted levels of service required to support new development, are available and adequate at the time that development occurs." --1 2 .2 .6 *ADEQUACY AND CONCURRENCY [P. 104]*

Although I think I understand the motives for the section of my concern, in part to insure that decisions of any Board are protected from legal challenge, the citizens and communities of the County could be stripped of protections that the code, I think, should strive to sustain.

CLERK RECORDED 10/31/2012

SLDC Public Review Draft Release

**Board of County Commissioners Meeting
Sep. 11th, 10am-12pm, County Chambers**



THE SANTA FE COUNTY

SUSTAINABLE LAND DEVELOPMENT CODE

Public Review Draft , Sept 2012

New Zoning ♦ New Development Review Processes ♦ New Regulations



Economy ♦ Environment ♦ Community

Series I: Informational Open Houses			
Stanley Community Center Wed Sept 12 th from 4pm-8pm	Pojoaque Satellite Office Thurs Sept 13 th from 4pm-8pm	Galisteo Community Center Tues Sept 18 th from 4pm-8pm	La Cienega Community Center Thurs Sept 20 th from 4pm-8pm
Series II: Chapters 1-4, 6,12,14: Administrative, Procedures, & Financing			
Hondo Fire Station 2 Wed Sept 26 th from 4pm-8pm	Nambe Community Center Thurs Sept 27 th from 4pm-8pm	Edgewood Senior Center Tues Oct 2 nd from 4pm-8pm	Nancy Rodriguez Center Thurs Oct 4 th from 4pm-8pm
Series III: Chapters 5, 7-11, 13: Zoning & Standards			
Pojoaque Satellite Office Wed Oct 10 th from 4pm-8pm	Nancy Rodriguez Center Thurs Oct 11 th from 4pm-8pm	Galisteo Community Center Tues Oct 16 th from 4pm- 8pm	Edgewood Senior Center Thurs Oct 18 th from 4pm-8pm

To view the SLDC Public Review Draft review background information and provide feedback please visit:
www.santafecountynm.gov/sldc
 For more information, please call or email: Melissa Holmes, Administrative Assistant, Santa Fe County
 Growth Management Department 505/995-2717 • msholmes@santafecountynm.gov