

MEMORANDUM

DATE: October 12, 2010

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Commercial Development Case Manager

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: BCC Case # MIS 10-5480 Santa Fe Spirits Distillery License

ISSUE:

Santa Fe Distillery, dba Santa Fe Spirits, Applicant, Colin Keegan, Owner, request approval of a Manufactures License as a Distiller. The subject property is located at 7505 Mallard Way, Unit I, within Section 11, Township 16 North, Range 8 East, (Commission District 2).

SUMMARY:

This site is located within the presumptive City Limits. Ordinance No. 2009-01 limits the jurisdiction of the City Council to make a ruling on this type of zoning request. The decision for this request falls within the jurisdiction of the Board of County Commissioners (Exhibit "B").

On May 14, 2010 the City of Santa Fe issued a letter of Zoning Verification for this site. The letter states: "this property is zoned I-1, Light Industrial District, which allows for distilleries and wholesale liquor distributors" (Exhibit "D"). Prior to the adoption of Ordinance No. 2009-01 this site was known as the Airport Business Park. The master plan approval, for this site, allowed for distilleries and wholesale liquor distributors.

The Applicant is requesting approval of a Manufacturer Liquor License. This type of license allows for the manufacturing of spirituous liquors. The Applicant intends to operate as a batch distillery producing small batches of hand crafted liquor. The operation will employ 2-3 employees and as the operation expands the number of employees will increase (Exhibit "A").

The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. Legal notice of this request has been published in the newspaper. The Board of County Commissioners are required to conduct a public hearing on the request to grant a Manufacturer Liquor License at this location (Exhibit "C").

RECOMMENDATION:

Staff has reviewed this application and has found the following facts to support this submittal: the City of Santa Fe has acknowledged that this property is zoned I-1, Light Industrial District, which allows for distilleries and wholesale liquor distributors; Ordinance No. 2009-01 allows the Board of County Commissioners jurisdiction on this type of zoning request; the master plan approved by Santa Fe County, for this site, allowed for distilleries and wholesale liquor distributors; the Applicant has met the State of New Mexico requirements for noticing, distance from Schools and Churches. Staff recommends **approval** of the Applicants request for a Manufactures Liquor License as a Distiller, to be located at 7505 Mallard Way, Unit I.

ATTACHMENTS:

- Exhibit "A" - Letter of Intent
- Exhibit "B" - Ordinance No. 2009-01
- Exhibit "C" – Alcohol and Gaming Division Preliminary Approval
- Exhibit "D" - Zoning Statement
- Exhibit "E" – Floor Plan - Unit I
- Exhibit "F" – Vicinity Map
- Exhibit "G" – City Business License
- Exhibit "H" – Receipt of Application from City