

# SLDP Objectives by Growth Management Area and Chapter

## Chapter Two - Land Use Element:

### *El Norte GMA:*

- Viable TDR program – making it work through multi-jurisdictional partnerships
- Incentives for property owners to consider cluster development and preserve land for agriculture and open space
- Address right-of-way issues and boundary disputes on private property adjacent to Pueblo lands
- Continue pre-application meeting requirements
- Encourage mixed-use zoning that allows existing communities to maintain a small-scale level of sustainability and economic base.

### *El Centro GMA:*

- Explore creation of family compound
- Create more efficient small lot family transfer process
- Designate priority growth areas that can be service by County infrastructure and services.
- Strengthen metro-area planning with City, especially related to the provision of infrastructure and services
- Encourage mixed-use development with minimum residential densities on large parcels or extensive areas of existing vacant land that will be served by major water systems
- Establish zoning that preserves the existing character of development that has already been established in areas that consist of single-family residences.
- Provide new commercial and other high-intensity development within previously developed areas mainly in accordance with traditional or contemporary community plans.
- Provide areas for large-scale light industrial use and other major employment centers to the north of the Santa Fe airport and along S.R. 14 between S.R. 599 and the northern boundary of the San Marcos Community Plan area.
- Implement Transfer of Development Rights Program

### *Galisteo GMA:*

- Focus new, denser growth in community-type settings with de-centralized water and waste water systems.
- Continue the community planning program to help create relevant local land use policies for existing traditional and contemporary communities.
- Use development clustering and siting and open space preservation requirements to protect extensive areas of the landscape, scenic features, and significant habitat areas or corridors.

***Estancia GMA:***

- All new codes and requirements should undergo analysis for practicality and economic feasibility in order to maintain the existing affordability of private housing in EGMA.
- Preserve EGMA’s traditional homestead-heritage rural life-style with large lots, while allowing the flexibility for denser development where appropriate.
- Recognize the benefits of EGMA’s low-density large-lot tradition to the environment and to wildlife.

**Chapter Three - Economic Development Element:**

***El Norte GMA:***

- Arts and culture
- Home occupations
- Small scale retail/local businesses
- Youth participation and workforce training
- Pueblos—Casinos, resorts
- Ranching/Farming
- Ecotourism a potential economic and cultural activity—authentic experience, local community involvement, grass-root level participation

***El Centro GMA:***

- Film/media production studios/support facilities
- Real estate/construction
- Arts, culture, tourism, entertainment industry
- Ecotourism economic and cultural activity
- Small business development
- Processing and sale of value added agriculture products
- Continue to support the development of flea market, farmers/growers market and entertainment options at the Downs.

***Galisteo GMA:***

- Continue to develop Arts, Culture and Eco-tourism options.
- Arts and culture/studios
- Home occupations – art, technology
- Movie Industry
- Ranching/Farming

***Estancia GMA:***

- Foster economic strength through support of private sector industry, responsible land management & development, and good stewardship of water & natural resources.
- Simplify County regulations which could impede development of new businesses or impede the growth of existing employers.
- Promote fiscal responsibility on the part of Santa Fe County government.

- Preserve the ability to use utilize local resources (e.g. sand & gravel), thereby reducing long-distance trucking.

## **Chapter Four - Agriculture and Ranching Element:**

### ***El Norte GMA:***

- Identify and map all agricultural lands and associated acequia systems
- Storm water management for acequia and county road protection
- Flood control measures for protection of existing earthen dams and agricultural lands
- Control invasive vegetation in waterways and agricultural lands
- Farmland Protection/conservation of agricultural lands
- Create buffer zones adjacent to agriculture and bosque lands

### ***El Centro GMA:***

- Support Public/Private Partnerships to enhance viability of agriculture
- Support community gardens/projects
- Incorporate extensive language on acequias in GM Plan and LDC
- Incentives for agricultural land use through agricultural exemptions and clustered development
- Focus efforts on process, distribution and sale of agriculture and value added farm products
- Continue to develop major farmers/growers market at The Downs property
- Develop a new Transfer of Development Rights (TDR) Program to protect existing farm and ranch lands
- Allow greenhouses by right
- Develop specific agricultural demonstration projects

### ***Galisteo GMA:***

- Allow multiple uses on existing ranches to preserve as much of the open range lands as possible
- Local Agriculture – farmer’s market in this area

### ***Estancia GMA:***

- Require Santa Fe County to lobby the Legislature to promote water conservation by allowing banking of water rights (i.e., allow ranchers & farmers to introduce efficiencies which reduce their water use without losing their existing water rights).
- Allow for multiple uses of ranch land.
- Allow ranchers & farmers to make their own decisions about whether or not to continue to use their land for agriculture.

## **Chapter 5 Resource Conservation Element:**

### ***El Norte GMA:***

- Mitigate erosion in watersheds and keep watersheds healthy
- Coordinate with Soil and Water Conservation Districts
- Riparian zone preservation
- Higher level designation to protect historic sites and structures
- Protect property adjacent to public land, near waterways, land that has sensitive wildlife habitat, and protection of land that contains historic cultural resources

### ***El Centro GMA:***

- Historic and cultural resource preservation/management
- Preserve and protect high-visibility scenic features and view sheds
- Ensure development does not infringe on wildlife habitat areas

### ***Galisteo GMA:***

- Conservation and protection of scenic landscapes and byways
- Recognition and protection of historic/cultural and archaeological resources
- Environmentally sensitive areas protection
- Wildlife habitat and corridor mapping and conservation planning
- Protect critical wildlife movement corridors connecting the Ortiz Mountains with the Sangre de Cristo Range/Glorieta Mesa, the Caja del Rio area, and the Sandia Mountains, through zoning densities and open space protection requirements, and also, public land acquisition.
- Range/grazing allotments, firewood harvesting, and restoration vegetation.

### ***Estancia GMA:***

- Require Santa Fe County to lobby the Legislature to promote water conservation by allowing banking of water rights.
- Preserve viewsapes to the extent practicable.
- Require Santa Fe County to preserve historical & archaeological sites of value to the community through acquisition of those sites at fair market value.
- Recognize that the State is responsible for monitoring & regulating the EGMA's underground water resources, and avoid any unnecessary duplication at the County level.
- Investigate the potential for extending the life of Estancia Basin aquifers by reinjection of municipal waste water.
- Investigate the potential for facilitating the development of water desalination facilities driven by intermittent wind power.

## **Chapter Six – Open Space, Trails, Parks and Recreation Areas Element :**

### ***El Norte GMA:***

- Incorporate an interconnected multi-use trail system
- Consider more youth-oriented recreation and parks infrastructure

### ***El Centro GMA:***

- Preserve open space at La Bajada Mesa
- Create linkages in rural trail system with urban trail networks
- Open Space Assessment District
- Green infrastructure

### ***Galisteo GMA:***

- Rail Trail – opportunity for more linkages, ecotourism, and public health
- Create linkages with County open space and trail system
- Recreational uses hunting, camping

### ***Estancia GMA:***

- Respect property rights by confirming that the community, through the County, shall buy the land required for publicly-accessible open space & trails.
- Promote a more equitable distribution of trails and open space throughout Santa Fe County, taking advantage of the lower costs of land acquisition in areas like EGMA.
- Support a well-designed trail system in EGMA which links with trails in the rest of Santa Fe County and in adjoining counties and municipalities.

## **Chapter Seven – Renewal Energy Element:**

### ***El Norte GMA:***

- Implement renewable energy programs

### ***El Centro GMA:***

- Renewable Energy District
- Renewable energy, energy efficiency with regional private and public partners
- Ensure energy efficiency in affordable housing to ensure long-term affordability

### ***Galisteo GMA:***

- Local power authority – for alternative energy
- Renewable and sustainable energy projects

### ***Estancia GMA:***

- Ensure that there are no specific barriers to the development of energy resources beyond normal zoning & community involvement procedures.
- Avoid creating any County-provided subsidies for specific energy developments or for energy efficiency investments.

## **Chapter Eight – Sustainable Green Design and Development Element:**

### ***El Norte GMA:***

- Continue to maintain traditional building practices using native/natural materials

### ***El Centro GMA:***

- Encourage compact development
- Create energy efficient construction standards
- Green Workforce Development potential for region

### ***Galisteo GMA:***

- Utilize locally available building materials

### ***Estancia GMA:***

- Require a County fiscal impact study on the additional burdens on the cost of housing and the costs/benefits of any proposed Code requiring green design prior to the adoption of that Code.
- Preserve & maintain the affordability of private housing in EGMA by ensuring that any approved green design requirements would not cause undue cost burdens.
- Allow the continued use of traditional building styles which have been shown to be effective in local EGMA conditions, e.g. the use of snow-shedding sloped roofs on two-story buildings.
- Require that any mandated energy efficiency design feature must recover the incremental investment costs within 7 years.

## **Chapter Nine – Public Safety Element:**

### ***El Norte GMA:***

- Coordinate with Soil and Conservation District in updating their emergency action plans for earthen dams and flood control
- Coordinate with Pueblos for emergency response

### ***El Centro GMA:***

- Impact on level of social and health services by immigrants
- Homeland security standards
- Shared resources—EMS responses, education, code enforcement, etc

### ***Galisteo GMA:***

- 911/Rural addressing system should be linked the County CAD and Pre-Plan
- Increased water resource for fire protection

### ***Estancia GMA:***

- Require County public safety agencies to be creative and deliver the best services they can within the limits of their existing budgets.

- Require cost/benefit analyses of all proposed new public safety expenditures.
- Rebuild Santa Fe County's former cost-effective community-strengthening volunteer fire and emergency services, backed up with limited paid staff where necessary & appropriate.
- Prohibit unreasonable demands on individual property owners to provide fire water storage. Where there is a community need for additional water storage, the community (through the County) should pay for it, rather than shifting the burden to individual homeowners.
- Recognize the limits of affordable fire protection that have always existed in rural areas. Do not require observance of International Fire Code provisions which would be inappropriate in rural areas like EGMA or unaffordable, such as sprinkler systems in all homes.
- Support good water conservation practices in the fire service. Where more water storage is beneficial, use rainwater collected from fire station roofs.

## **Chapter Ten – Transportation Element:**

### ***El Norte GMA:***

- Research & record road easements
- Implement impact fees to help pay for new equipment for road projects.
- Improve existing traditional roads

### ***El Centro GMA:***

- Explore possible connectivity between Eldorado and the CCD
- Adequate Public Facilities Ordinance
- Establish process to integrate Land Use, Public Works and Open Space and Trails to plan connections between roadways and trails
- Special Assessment Districts for funding necessary connectors
- Implement Complete Streets design
- Support public transit throughout district

### ***Galisteo GMA:***

- Collaboration with New Mexico Department of Transportation regarding Context Sensitive Solutions for roads passing through residential areas and historic preservation
- Prioritize conditions and maintenance of roads (Where is this from?)
- Create a general policy about truck traffic along Rural/Scenic Roads
- Enhance public transportation options
- Explore railroad options to Cerrillos
- US 285 is the preferred truck route. Work with NMDOT and State Legislature to limit truck traffic on SR41

### ***Estancia GMA:***

- Implement existing County plans to maintain & upgrade EGMA roads.
- Recognize that transportation needs in EGMA are strongly linked to Albuquerque and to Tarrant & Bernalillo Counties.

- Establish an EGMA task force to coordinate with surrounding Counties on a regional road network.
- Participate in the ongoing DOT I-40 Corridor Study, and extend that study to Highway 41 and US 285.

## **Chapter Eleven – Water, Wastewater and Stormwater Management:**

### ***El Norte GMA:***

- Address water issues in Cuatro Villas, Arroyo Seco and other traditional communities
- Support watershed authority via Irrigation Districts.
- Support education for watershed environmental health.
- Collaborate with Pueblos on water supply/treatment, fire protection issues & projects

### ***El Centro GMA:***

- Ensure water availability for Airport Development District
- Ensure future growth areas have adequate provision of water infrastructure
- Evaluate the impact of Santa Fe County supplemental wells
- Support regional water system to provide water to areas with no water availability
- Santa Fe River needs to be considered in all adjacent community planning

### ***Galisteo GMA:***

- Establish waste water treatment facilities in high density traditional communities.
- Encourage water conservation and rain water catchment systems
- Wastewater systems treatment for traditional communities

### ***Estancia GMA:***

- Require Santa Fe County to lobby the Legislature to promote water conservation by allowing banking of water rights, since water conservation is an integral part of efficient management of the Estancia Basin aquifers.
- During the writing of the Estancia Valley District Plan, work with the Estancia Basin Regional Water Planning group to incorporate conservation techniques that make sense for our area, to extend the life of the basin water.
- Require a County cost/benefit study to determine the most effective/least costly methods of conservation before any Code requiring expensive water conservation measures is adopted.

## **Chapter Twelve – Adequate Public Facilities and Financing:**

### ***El Norte GMA:***

- Encourage private development to invest in community services
- Access to services
- Enhance community centers for multi-use



- Enhance partnerships with nonprofits and local community resources, community centers, etc.

***El Centro GMA:***

- Community Fund for Community Health Services
- Increasing senior services

***Galisteo GMA:***

- Senior related service facilities
- Expand community facilities

***Estancia GMA:***

- Recognize that the homestead-tradition large-lot lifestyle of the EGMA costs the county little to nothing in the way of increased public facility expansion.
- Remove language requiring “adequate public facilities” as a prerequisite for allowing development permits — the EGMA has no substantial county-provided public facilities nor is it likely ever to have such facilities.
- Analyze impact fee collection and distribution in the EGMA.

**Chapter Thirteen – Housing Element:**

***El Norte GMA:***

- Access resources to homeowners for improvement and rehab
- Improve energy efficiency to help the cost of maintaining homes
- Support land trust concepts

***El Centro GMA:***

- Support programs and services for community needs
- Access resources to homeowners or improvement and rehab
- Improve energy efficiency to help the cost of maintaining homes

***Galisteo GMA:***

- Affordable housing should be on systems, clustered, efficient use
- Create community services and infrastructure opportunity for affordable housing options
- Family lot transfers, access to capital

***Estancia GMA:***

- Sustain the affordability of private housing in EGMA by streamlining the permitting process and avoiding the imposition of excessive regulations which tend to create false scarcities of developable land.
- Promote confidence on the part of the development industry that a project properly zoned can in fact be developed by following the rules.

## **Chapter Fourteen – Governance Element:**

### ***El Norte GMA:***

- Collaborate and communicate with Rio Arriba, City of Espanola in land use planning activities
- Collaborate and communicate with Pueblos in land use planning activities
- Support and update existing community and other plans
- Collaborate and communicate with Land Grants in land use planning activities
- Communicate and collaborate with acequia associations

### ***El Centro GMA:***

- City/County partnerships
- Intergovernmental Coordinate with City of Santa Fe

### ***Galisteo GMA:***

- Collaborate with BLM and US Forest Service on Land Use Planning

### ***Estancia GMA:***

- Respect the value of existing District & Community Plans.
- Create an Estancia Growth Management Area District Plan that addresses the unique needs and challenges of the EGMA. Recognize that the EGMA differs in certain respects from other areas of Santa Fe County. Out of respect for that diversity, some provisions of the EGMA District Plan may not be the same as, or consistent with, the provisions of the SLDP. Develop distinct sets of local land use Codes & Ordinances based on those District & Community Plans.
- Establish a Local Development Review Committee for the Estancia Basin District after the District Plan is adopted.