

# Board of County Commissioners SLDP Work Session 10.05.10

---

## Sustainable Land Development Plan (SLDP) Overarching Issues:

1. The SLDP is an update to the 1999 Growth Management Plan which is being updated to reflect the current conditions.
  - Recommendation: Sustainability is a major concern and rationale for growth management and not just land development and should be reflected in the title to the document. Staff recommends changing the title to:  
**Sustainable Growth Management Plan**
2. **The SLDP binding principles and mandates establish an authoritative tone to include “general police power authority” and requirements throughout the document with no assurance that the mandates will be established. The SLDP should be a guide for future direction for the County.**
  - Recommendation: Change the tone of the SLDP to be a guide rather than a mandate. The document should replace terms such as general police power authority and require with other appropriate terms. The Plan should also not include vague language such as encourage and should be more action oriented. These recommendations will require specific language changes throughout the document.
3. The Plan needs editing to be clear and understandable for the County and its residents.
  - Recommendation: Revise plan to be clear, concise and consistent.
4. “Santa Fe County priority survey” completed in July 2010 by Research and Polling, Inc.
  - Top eight unaided responses

<b>Biggest Issues</b>	<b>What County can do over next 5 Years</b>
Roads/Streets not kept up/are in bad shape	Street improvement and repair
Water shortage/water supply	Improve public school education
Educational system is poor	Increase/improve public safety/reduce crime
Economy: weak	More jobs
Taxes are high/unreasonable	More affordable housing
Crime	Improve solid waste services.

- Does SLDP address issues identified through this survey?

## Board Notes:

## Chapter 1-A Sustainable Vision for Santa Fe County

### Issues and Recommendations

1. Growth Management Areas and Growth Management Objectives
  - Recommendation: Add a Growth Management Area (GMA) Map and a definition for GMA Areas and Objectives. The County established the GMAs for planning purposes at the onset of the process and receiving input by specific GMA. Estancia GMA working group established the objectives for the EGMA. A staff concern is that the objectives may be too specific or contradict the directives in the SLDP.  
GMA Objectives Options:
    - Option 1 - Specific GMA objectives be incorporated into an Addendum to the SLDP.
      - Staff recommends Option 1.
    - Option 2 would be to include GMA objectives in Chapter 1.
    - Option 3 is to include GMA objectives in each plan element before or after the directives.
    - Option 4 is to not include the GMA objectives.
2. Outstanding concerns regarding the use and definition of sustainability.
  - Staff Recommendations: Revise Section 1.2.1 to define sustainability and sustainable development for Santa Fe County. Proposed revisions to Section 1.2.1 are outlined below:

#### 1.2.1: What is Sustainability and Sustainable Development in Santa Fe County?

A sustainable society is one which provides a standard of living that protects and enhances the environment, builds balanced and planned economic and residential communities and respects the diverse needs and approaches of individual citizens and local communities. Sustainability and sustainable communities are defined in a number of ways.

While there are diverse notions of how sustainability might be understood, the most applicable definition of sustainability and sustainable development for the purpose of Santa Fe County's Sustainable Growth Management Plan is the following:

***Sustainability for Santa Fe County means meeting the needs of the present while preserving our land, our resources and our community for future generations. Sustainable development maintains and supports economic opportunity and community well-being while respecting, protecting and enhancing the natural environment upon which people, natural systems and economies depend.***

3. Concerns about binding principles and their relationship to the directives. Are binding principles legally binding or mandates?
  - Staff Recommends removing Binding Principles from the Directives in Section 1.1.2 and revising Section 1.4 to Change Binding Principles for SLDP to Principles for SLDP.

### Board Notes:

## Chapter 2-Land Use Element

### Issues and Recommendations

1. Clarification of Maps :
  - a) Sustainable Development Areas (SDAs)- SDAs establish future service areas based on directing growth and compact development patterns to priority growth areas based on infrastructure and adequate facilities and services. Future Land Use Map- 2.The Future Land Use Map establishes categories for anticipated development patterns. The map, together with the directives will provide guidelines for the County's future development. The FLUM classifications establish how the County will develop into the future. FLU categories are not zoning densities. The Zoning map will determine the density and uses and will be developed through the SLDC .
  - b) Official Map- Establishes the location of existing and proposed streets, open space, parks, other public lands and facilities and floodplains, informing property owners and developers of planned public improvements and land and easement acquisitions.
- **Recommendation:** Add language to specify purposes of the SDA and FLUM. The SDA map will not determine the type and intensity of land uses – the SDA map only governs the County’s policies regarding the provision and timing of public facilities.
2. Developments of County Wide Impact- Mining and Sand & gravel extraction
  - **Recommendation:**
    - Revise 2.2.7: Sand and gravel mining will be recognized as a DCI.
    - Add statement or policy to recognize sand and gravel as a local material which contributes to the local economy.
    - Revise Policy 5.1: Ensure that oil and gas, mining ordinance, and sand and gravel mining regulations are incorporated into SLDP and SLDC
    - Revise Strategy 5.1.2: Incorporate existing mining ordinance to include sand and gravel mining into SLDC.
3. Changing existing hydrologic zoning to a more comprehensive zoning approach. Direct higher density growth to priority growth areas and allowing continued growth and development at base densities.
  - **Recommendation:** Compact Development Patterns will not be required in all areas of the County if base densities are used. Revise Goal 7 to add where appropriate.

### Board Notes:

## Chapter 3-Economic Development:

### Issues and Recommendations

1. Economic Development Element has only one goal.
  - Recommendation: Need to add additional goals to include partnerships and locations for specific economic development projects.
  
2. Target Industries-Why does the County need to establish target industries? Need to define target industries.
  - Recommendation: Recommend revision to better define target industries:
    - Target Industries are groupings of businesses and commercial activities that have a distinct competitive advantage within Santa Fe County and can provide the best fitting employment opportunities with the most relevant social and economic benefits.
    - The advantage of focusing on these targeted industries includes desirable locations and settings, available skill sets and workforce, cultural relevance, and adaptation to existing and planned systems.
    - By targeting specific commercial groups, Santa Fe County and its various partners are able to correlate target industry trends and needs with relevant job training and workforce programs and planned infrastructure and appropriately designated land areas.
  
3. Leading Industry and Employment Data needs to be updated to reflect countywide industry and employment data.
  - **Recommendation:** Revise to ensure that employment by industry is County data and not MSA and reflect the county trends and updated employment data to include additional information for Southern area of the County.

### Board Notes:

## Chapter 4: Agriculture and Ranching

### Issues and Recommendations

1. County currently does not have flexible mixed use zoning regulations regarding agriculture and ranching and what the County's role is in agriculture and ranching.
  - **Recommendation:**
    - Need to create policies for flexible mixed use zoning for farmers and ranchers.
2. Need a variety of land preservation and transfer techniques such as conservation easements and transfer of development rights programs that allow for either preservation or appropriate development of these lands.
  - **Recommendation:**
    - Add new Strategy 9.1.6: Partner with a land conservation group to develop information about conservation easements for agricultural land.
    - Create a strategy to establish a transfer of development rights program for agriculture and ranch lands.
3. Language clarification and revisions to be more inclusive of all agriculture and ranching practices throughout Santa Fe County.
  - **Recommendations:**
    - Restate sections in order to address agriculture issues that are unique in different areas of the County.
    - Revise language in Key Issues and Keys to Sustainability to be more succinct and relevant.
4. Locate original source for references to historical data and figures.
  - **Recommendations:**
    - Check sources of information and visibly reference them
    - Revise data and figures as needed.
5. Additional strategies needed to establish clear directives.
  - **Recommendations:**
    - Add new Strategy 10.5.3: Partner with local educational institutions, agricultural and ranching organizations, and non-profits to support training and programs for the next generation of farmers and ranchers.
    - Add new strategy: 11.2.4: Support water banking programs and initiatives.

### Board Notes:

## Chapter 5-Resource Conservation

### Issues and Recommendations

1. There are potential conflicting goals and policies of preserving scenic viewsheds and promoting and encouraging the development and use of renewable energy production and distribution infrastructure.
  - **Recommendations:**
    - Revise Policy 16.1: to delete “require” and add “create standards for”: Create standards for sensitive siting, design and screening of new development to minimize visual and physical impacts to the land where other more appropriate building sites exist.
    - Revise Policy 16.2: to delete “Prohibit” and replace with “Limit”: Limit development on steep slopes, visible ridges and peaks.
  
2. Recognize that the natural resources and beauty of our area also contributes to economic well-being.
  - **Recommendations:**
    - Add language in the chapter to clearly state that importance of the County’s natural resources.
    - Revise directives as outlined in Public Comment and Staff Recommendations Matrix.
  
3. Need to clearly identify terrain management and road construction techniques
  - **Recommendations:**
    - Add the following strategy under policy 14.1: Strategy 14.1.2: Develop information about unpaved road construction techniques that harvest water along the roadsides and that reduce erosion.

### Board Notes:

## Chapter 6-Open Space and Trails

### Issues and Recommendations:

1. Funding for maintenance and the development of specific plans and programs for parks and recreation.
  - **Recommendations:**
    - Need goals to support the funding for the maintenance of acquired open space.
2. Additional directives suggested.
  - **Staff Recommendation:**
    - Add new Strategy 17.11.1: Ensure safe streets, walkways, and bike paths adjacent to County Parks and Open space access points.

### Board Notes:

## Chapter 7-Renewable Energy and Energy Efficiency

### Issues and Recommendations:

1. Renewable Energy is an important component of Sustainability. The implementation of renewable energy and energy efficiency initiatives, reduced greenhouse gas emissions and fossil fuel use; and renewable energy production, distribution and use are vital for the development of a sustainable County.
  - **Recommendation:**
    - **Add Key Issue:** Fossil fuel extraction will very likely cost more in the future. Santa Fe County is especially vulnerable to those increasing costs due to dispersed development pattern and limited services.
2. Need to clarify how the Solar Rights Act SB 1031 affects existing developments and future developments in the County.
  - **Recommendation:**
    - Add Strategy under Policy 19.2: SLDC should address how SB 1031 (the Solar Rights Act) impacts future Homeowners' Association covenants and Architectural Committee restrictions.

### Board Notes:



## Chapter 8: Sustainable Green Design and Development

### Issues and Recommendations:

1. Assumption that we are mandating initiatives that will not be implementable or are cost effective.
  - **Recommendation:**
    - Need to determine appropriate Green building standards and whether the County needs to establish a building permit program or go with the State green building code.
    - Need to determine whether LEED or similar standards should be used.

### Board Notes:

## Chapter 9-Public Safety Element

### Issues and Recommendations:

1. SLDP proposes adopting the International Fire Code and requiring fire sprinklers and on-site water storage in rural areas.
  - Recommendation: Fire Department needs to review and comment on the pending adoption of the International Fire Code in relation to public safety needs and costs of housing.
2. Santa Fe County lacks resources to assist in responding, coordination, command and control of emergency services.
  - Recommendation:
    - a) Key to Sustainability: There is a need for a County-wide plan to deal with large-scale epidemics.
    - b) Add Policy: Coordinate with government agencies and other organizations to plan effective response to a large-scale epidemic.
    - c) Add new Strategy: Develop a County-wide plan for response to a large-scale epidemic.
    - d) Add new Strategy: Ensure adequate resources for implementation of emergency management plan.

## Chapter 10-Transportation Element

### Issues and Recommendations

1. Public perception that roads in the county are not maintained and repaired.
  - SLDP is proposing that roads are maintained at established adequate levels of service for road capacity, operation and maintenance. SLDP identifies a CIP process for timing and funding of road improvements.
  
2. Existing transit services needs to be updated to reflect current conditions.
  - Recommendation:
    - Amend language to reflect recent changes in transit service. Specifically the statement, “There is limited morning and evening service from Edgewood to Santa Fe via Moriarity, Stanley, Galisteo and Eldorado” should be removed. Staff is continuing to explore options for providing transit service to the EGMA.
    - Add under key issues: Public transportation will need to expand in the future. Aging population of the County and if the price of fuel increases, there will be more demand for public transport.
  
3. North East Connector in the CCD currently not on the list for Future Roadway
  - Recommendation:
    - Add the following bullet “Completion of northeast connector from Rabbit Road to Richards at Dinosaur Trail”
  
4. Lack of coordination, data collection and management practices regarding wildlife road crossings.
  - Recommendation: Add a new Strategy 33.4.2: Coordinate with wildlife conservation organizations, state and federal agencies to determine high frequency wildlife crossing areas within Santa Fe County and to sign such areas with caution signs and other measures (reduced speed zones, flashing lights, rumble strips) to alert motorists to the potential presence of wildlife on the road.

### Board Notes:

## Chapter 11-Water, Wastewater and Stormwater Management

### Issues and Recommendations

1. Need a long-term plan for County water and wastewater.
  - Regional Planning for water
  - Linking development to available water supply
2. Groundwater is currently the primary source of water for the County. The SLDP proposes that the County water service area is coincidental with the SDA 1 area with the exception of the SDA 1 area in the Estancia GMA. County WSA 2 would be coincidental with the SDA 2 area.
- Recommendation:
  - Replace hydrologic zoning with a more comprehensive zoning approach.
  - Directing growth to primary growth area will result in increased use of surface water and will discontinue reliance on groundwater as a primary water source where surface water is available.

## Chapter 12-Adequate Public Facilities and Financing

### Issues and Recommendations:

1. Fiscal Balance and responsibility is a major aspect for the SLDP and for the County. This section includes an overall plan for financial stability through implementation of the SLDP and SLDC goals and policies. Fiscal sustainability will include the establishment of tools for equitably funding improvements for public facilities to correct deficiencies and will require that new development should provide for improvements consistent with the needs necessitated by development. There are specific concerns that the approach to public facility financing is confusing and its concepts are insufficiently integrated.

### Recommendation:

- Revise chapter 12 so that it is both comprehensive and understandable to the general public and development community.
  - Include Fiscal Impact Analysis and Cost of Sprawl Analysis in Appendix or Addendum
2. Adequate Public Facilities are used throughout the SLDP and certain facilities such as water and/or wastewater services are not public facilities or under County control.

### Recommendation:

- Certain areas of the County do not have public water and wastewater services. These areas may, however, have adequate private facilities. Revise to remove Public. Statements should state Adequate Facilities and Services.
- Policies 39.1, 39.4, 39.5, 39.7, 39.8, 39.9 and 39.11 all have “public” facilities and services. An option to address this might be to remove the word public or add after public “or private”. A definition of Adequate “Public or Private” Facilities should be included in the glossary.
- Consider revising title of Chapter 12 to Adequate Facilities and Financing
- Revise Policy 40.5 to remove public.
- Revise Policy 40.6: Change Require to Consider and change cumulative to direct.
  - Revised Policy 40.6: *Consider the adequate public facility assessment for facilities and services to confirm that the direct impacts of development are measured and considered.*
- Revise Policy 41.1 to remove or indirectly.
  - Revised Policy 41.1: *New development should provide for and finance improvements consistent with the degree of impact to public services and/or infrastructure directly attributed to the project.*

### Board Notes:

## Chapter 13-Housing

### Issues and Recommendations:

1. Affordable Housing should be directed to areas served efficiently by adequate facilities and services.

#### Recommendation:

- Direct affordable housing to appropriate Sustainable Development Areas with appropriate infrastructure and services.
- Affordable Housing requirements should be supported through developer incentives and direct down payment assistance to qualified households.

2. Current Affordable Housing Ordinance 2006-02 needs to be reviewed and improved.

#### Recommendation:

- Revise Affordable Housing Ordinance requirements for appropriate locations and percentages of affordable homes.
- Address rental of lots and housing unit requirements in existing ordinance..

3. Long term retention of affordable homes

#### Recommendation:

- County should explore options and policies to retain an inventory of affordable homes.
- Investigate opportunities for rehabilitation of homes, weatherization, and renewable energy to keep homes affordable.

4. Affordable Housing Initiatives to be explored

#### Recommendation:

- Rental housing
- Homeownership Opportunities for special needs and senior housing

### Board Notes:

## Chapter 14-Governance

### Issues and Recommendations:

1. Community Planning process is outlined under the existing community planning ordinance. The Board needs to consider when and under what policies and procedures the community planning process will be reestablished.

Recommendation:

- Need to establish a process to reestablish the community planning program.

2. Suggestions that language in this chapter needed to be reworded in order to express that the County will allow for ample public input and review in development and to make sure that development proposals will have parameters to follow before approval is granted.

Recommendation:

- Minor language revisions to emphasize a clear process of review and oversight.
3. Need for a definitive time period when community planning program will commence after the Plan is completed.

• Recommendation:

- Suggestion was accepted to state that the existing community plans will undergo review and a revision process within three years after adoption of the SLDC.
4. Additional strategies needed to establish clear directives.
- Recommendations:
- **Revise Strategy 47.1.6** to read: *Create an Estancia Basin Area Task Force in order to better coordinate the Towns of Edgewood and Moriarty, and the Counties of Tarrant, Bernalillo and Santa Fe on land use related issues and/or initiatives.*
  - Add **new strategy** to Implementation Chapter under Policy 1.3, Strategy 1.3.2: *Establish an annual review of the progress in implementing the SLDP to the Board of County Commissioners.*

### Board Notes:

# Board of County Commissioners SLDP Work Session 10.05.10

---

## Chapter 15-Implementation

### Issues and Recommendations:

1. Implementation of the SLDP will require establishment of the Strategic Plan and Action Plan.
  - The Strategic Plan and Action Plan will require prioritization of directives by the Board.
  - Add strategy to organize County operations to implement SLDP
  - Amend Strategy 1.2.1 to ensure strategic plan is updated annually and includes an action plan.
  - Add Strategy 1.2.2: Develop a fiscal impact analysis for all programs, projects, and personnel requirements established in the SLDP, Strategic Plan and Action Plan.
  
2. Need to determine the role for various community and County committees such as Planning and other committees such as ACE, COLTPAC, etc.

### Board Notes: