

**La Cienega/La Cieneguilla
Planning Committee
May Meeting**

Tuesday, May 7th

AGENDA

- I. Welcome & Introductions – *10 minutes***
- II. Meeting Guidelines – *5 minutes***
- III. Topic 01: Consensus Decision Making – *15 minutes***
 - a. Discussion
- IV. Topic 02: Land Use & Zoning– *60 minutes***
 - a. Planning Framework
 - b. Code Enforcement Procedures
 - c. Short-Term Rentals
 - d. Setbacks
 - e. Building Height Limits
- V. Adjournment – *7:30pm***

MEETING GUIDELINES

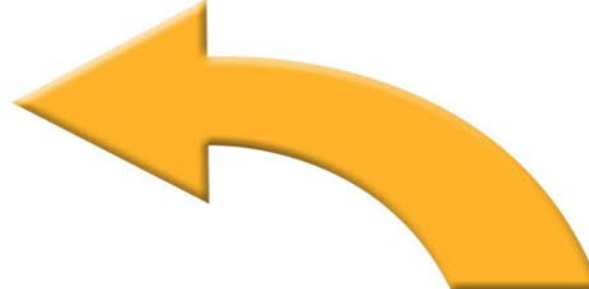

- Respect everyone's perspectives and opinions
- Please wait your turn to ask questions
- Do not speak over others
- Stay on topic

TOPIC 01. CONSENSUS DECISION MAKING

SLDC 2.1.5.5 The planning committee shall determine the planning process to be used and the basic guidelines for consensus decision-making.

TOPIC 02. LAND USE & ZONING


1. Planning Framework: SGMP, SLDC, and Community Plans
2. Code Enforcement Procedures
3. Short-Term Rentals and the Business Licensing Ordinance
4. Setbacks
5. Building Height Limits

Santa Fe County



Sustainable Land Development Code

Adopted by Ordinance 2016-9
December 13, 2016





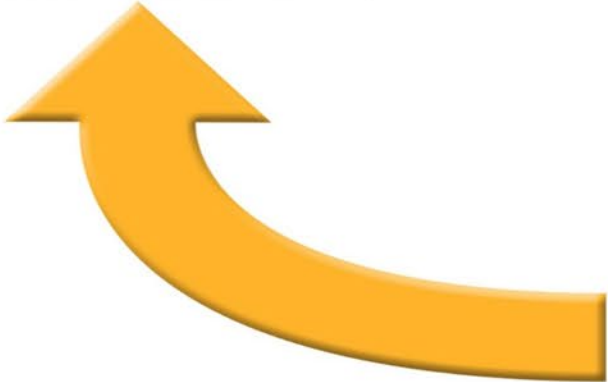

This is a reproduction of the Santa Fe County Sustainable Land Development Code (SLDC), enacted by Ordinance No. 2016-9, the original copy of which was recorded with the County Clerk as instrument number # 1812915. While efforts have been made to ensure its accuracy, this more legible reproduction is provided as a convenience to the public and does not trump the recorded SLDC. In the event of an inconsistency between this reproduction and the SLDC recorded with the County Clerk, the recorded SLDC is the controlling and official document.

2015 Santa Fe County Sustainable Growth Management Plan (SGMP)




Santa Fe County General Plan
Adopted by the Board of County Commissioners by Resolution 2015-155

San Marcos District Overlay

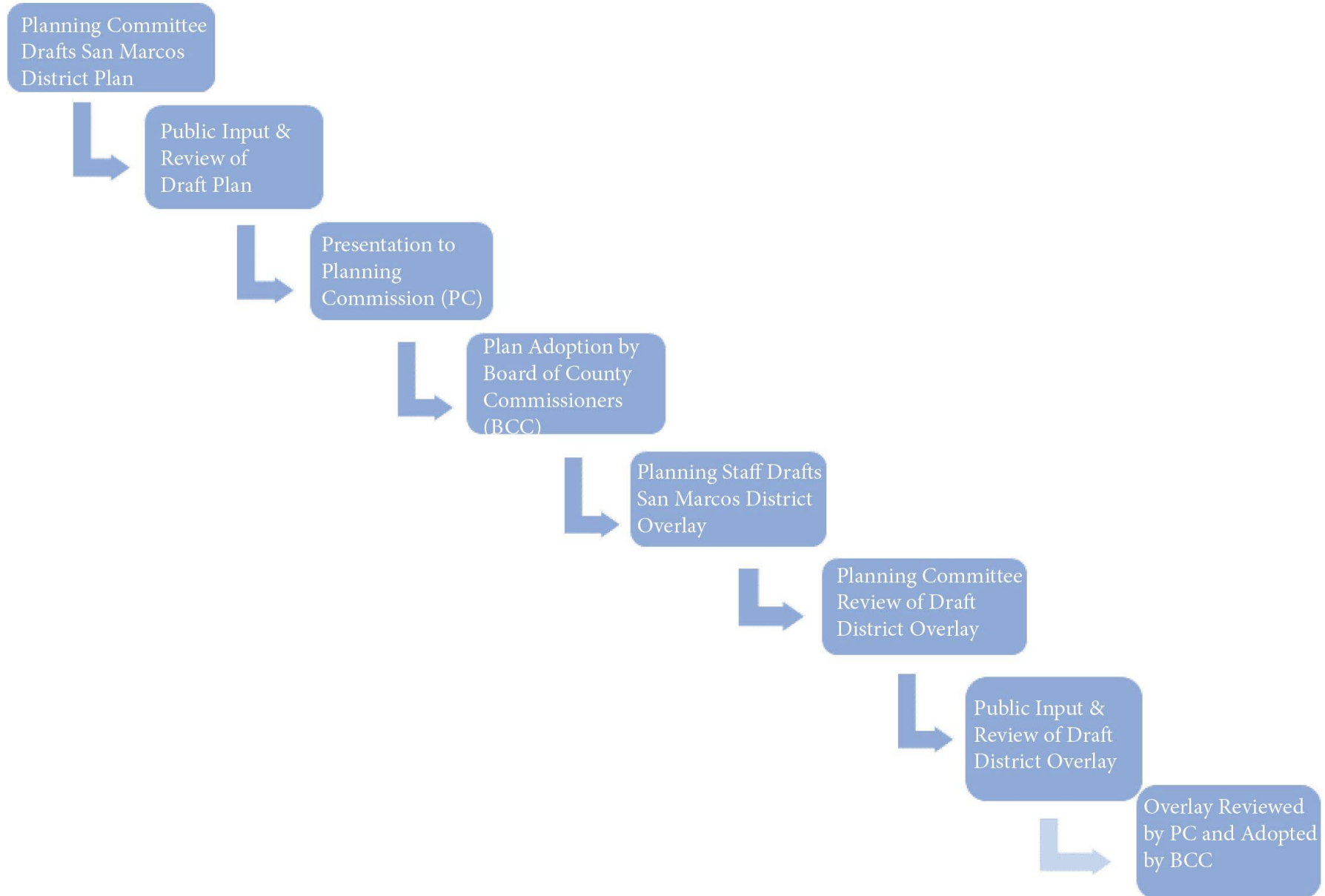





2019

San Marcos District Plan


Implementation Process



KEY ISSUES: LAND USE & ZONING

- Abandoned and trash filled lots
- Adjust boundaries for planning area (Santa Fe Canyon Ranch, Mancuso property, Las Lagunitas, The Horse Park, Santo Domingo property, Santa Fe Downs)
- Auto repair shops
- Building regulation compliance with respect to walls and new building
- **Building setbacks** – inconsistent, too large for parcel sizes
- Car storage lots
- Code violations, RVs – multiple with people living in them
- Commercial construction business
- Commercial ventures within two communities
- Community participation requirements for major development will need to defines this and what that entails
- Density – multigenerational exceptions
- Density requirements
- **Enforcement of code requirements**
- **Height limits on buildings**
- Limit RV and mobile home parks
- Limitations on granted variance requests
- **Property setback for residential lots**
- Racetrack plan for the property – apartments were mentioned
- Review of setback requirements from acequias
- **Setbacks**
- **Short term rentals**
- Short term rentals – unwanted traffic, negative impact on available housing, depletes resources shared walls and sewer
- Would like to see the traditional community boundary extended to include all the Tres Rios Ranch

CODE ENFORCEMENT PROCEDURES

Email: To report potential code violations and request further investigation by County Code Enforcement Officers, please email: inspections@santafecountynm.gov

Please include the following in your email:

- Indicate “Code Violation” in the email subject line.
- Include the physical address and type of inspection being requested within the body of the email.
- Provide a brief description of the suspected violation and reference the corresponding ordinance. (Junk Vehicle, Litter, Business Licensing, Nuisance, and SLDC)

Mail or Hand-Deliver: To report potential code violations and request further investigation by County Code Enforcement Officers, complete the Code Complaint Form and mail or hand deliver to the Growth Management Office.

SHORT-TERM RENTALS

- Regulated by the Business Licensing Ordinance – not the SLDC
- Ordinance 2024-01 instituted a limit for Non-Owner Occupied Housing stock for La Cienega/La Cieneguilla (and other communities) of 3% total housing stock
- As of November 2023, 0.8% of the total housing stock was total permitted STRs and 1.3% for active STRs.
- 1,483 total housing units per 2020 census, 5 non-compliant, 11 total registered/licensed

SETBACKS

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SETBACKS

ZONING DISTRICT	LCLC FRONT	LCLC SIDE	LCLC REAR	COUNTY FRONT	COUNTY SIDE	COUNTY REAR
A/R	25	50	50	25	50	50
RUR-F	25	50	50	25	25	25
RUR-R	25	50	50	20	25	25
RES-F	25	50	50	10	25	25
RES-E	25	50	50	10	25	25
RES-C	~	~	~	5	5	5
TC	25	25	25	5	5	5
CN	25	50	50	5	0	30
PI	~	~	~	5	5	10
* setbacks in "Feet from the property line"						

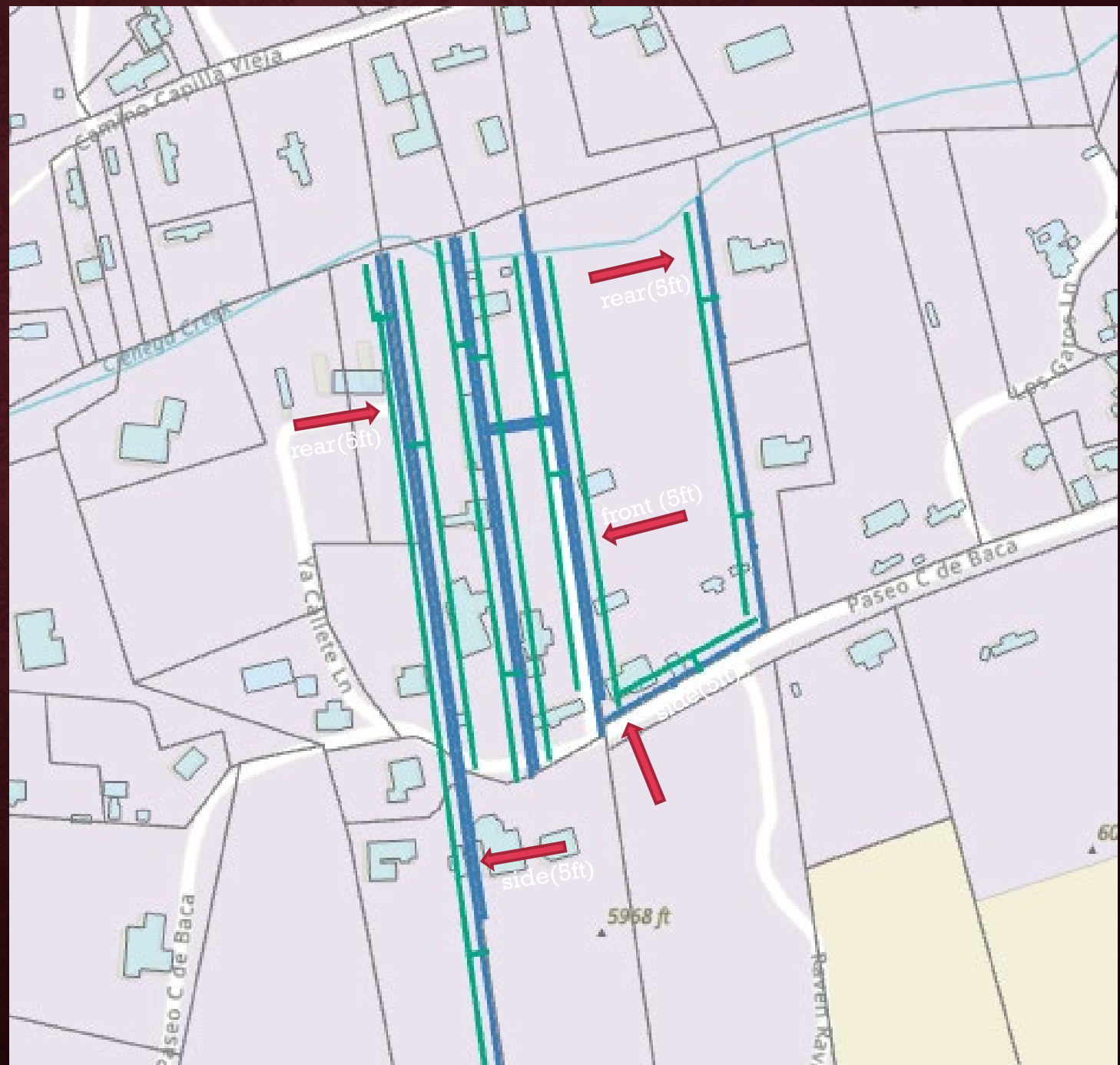
La Cienega & La Cieneguilla Traditional Community Set-backs

County Blue lines

- front (5ft)
- side(5ft)
- rear(5ft)

Green Lines

- front (25ft)
- side(25ft)
- rear(25ft)



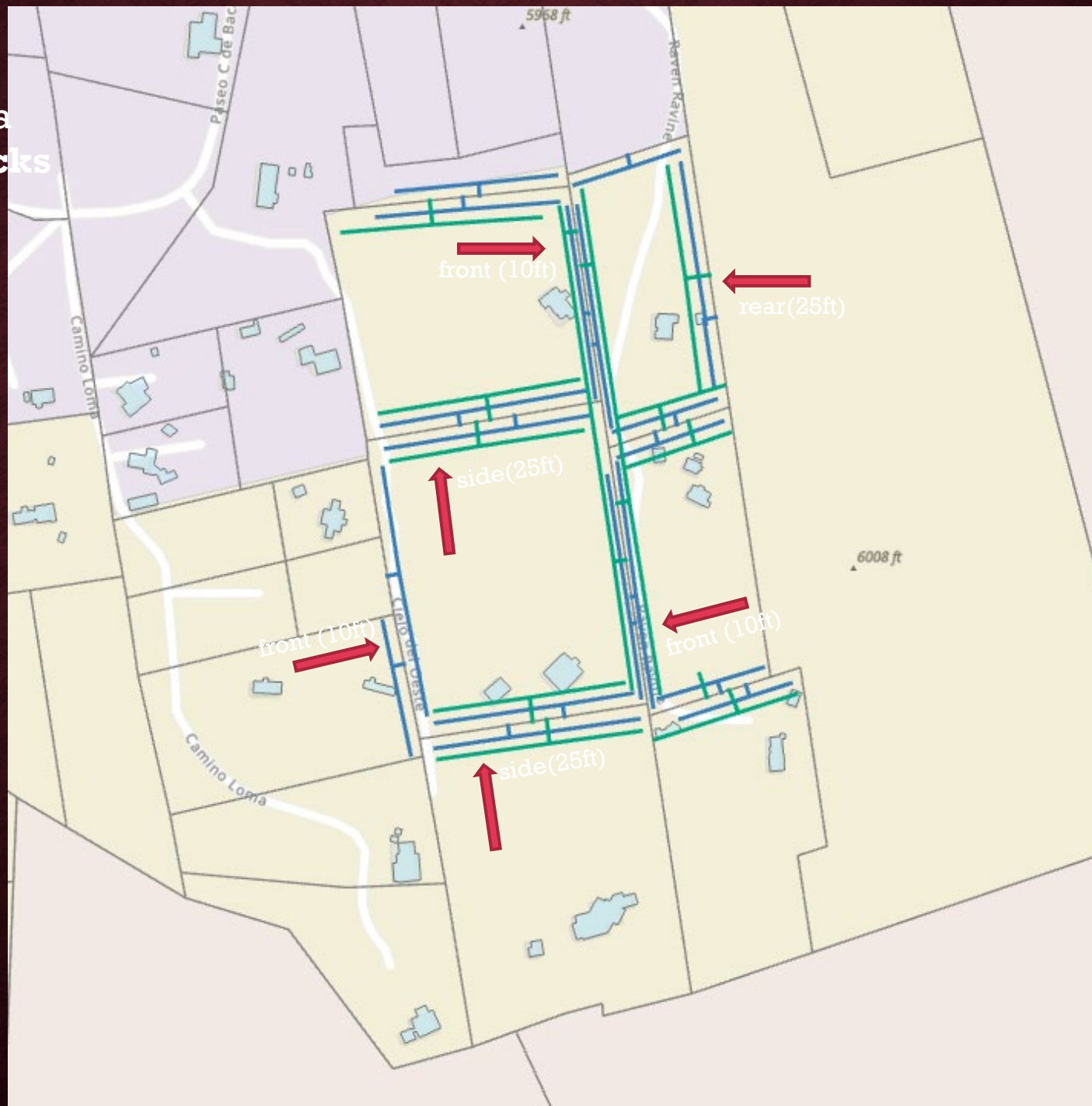
La Cienega & La Cieneguilla Residential Fringe Set-backs

County Blue lines

- front (25ft)
- side(25ft)
- rear(25ft)

Green Lines

- front (25ft)
- side (50ft)
- rear (50ft)



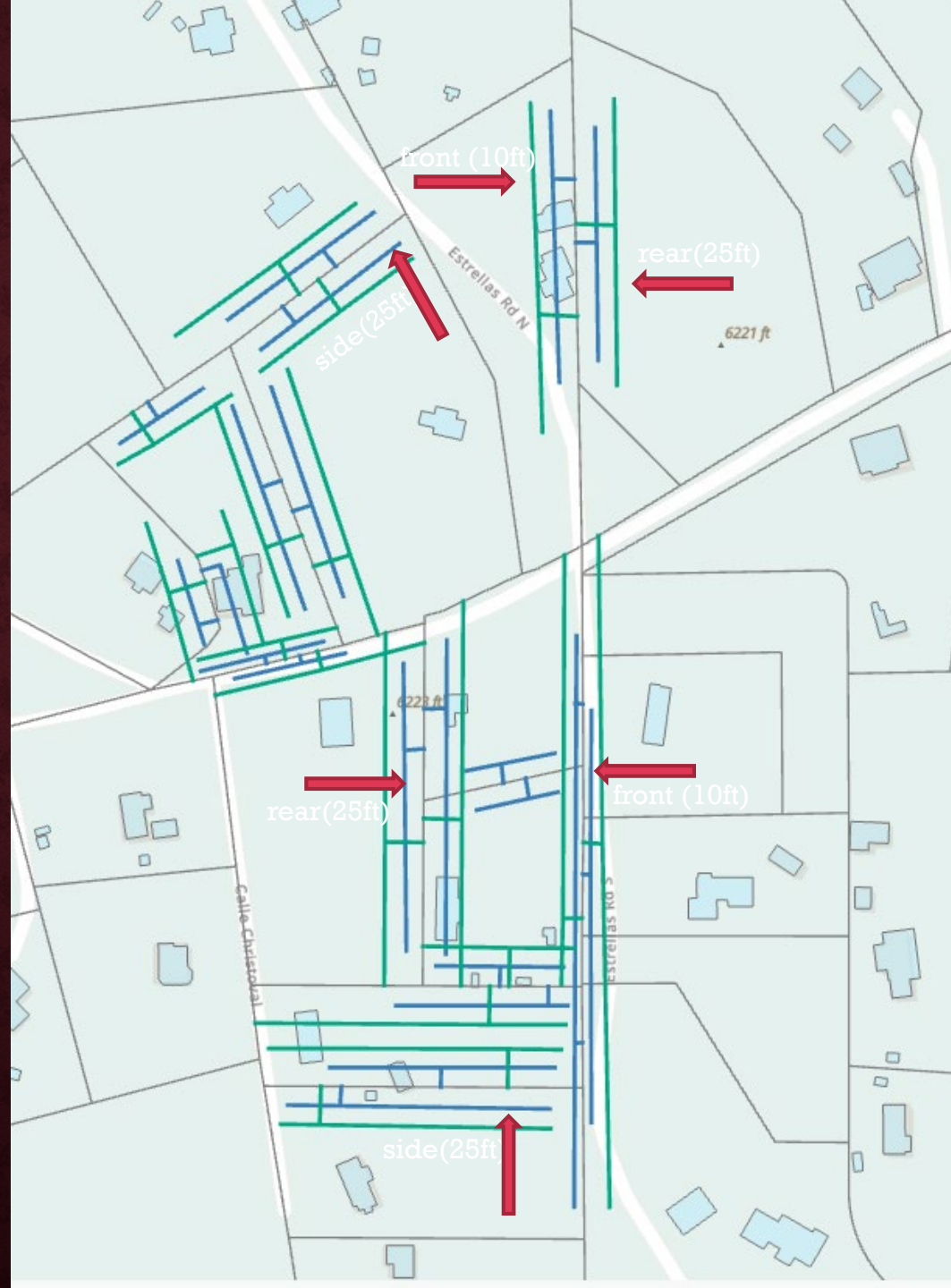
La Cienega & La Cieneguilla Residential Estate Set-back

County Blue lines

- front (10ft)
- side(25ft)
- rear(25ft)

Green Lines

- front (25ft)
- side (50ft)
- rear (50ft)



La Cienega & La Cieneguilla Residential Fringe Set-backs

- front (25ft)
- side(25ft)
- rear(25ft)



BUILDING HEIGHT LIMITS

ZONING DISTRICT	LCLC HEIGHT	COUNTY HEIGHT
A/R	36*	36*
RUR-F	36*	36*
RUR-R	24	24
RES-F	24	24
RES-E	24	24
RES-C	24	24
TC	24	24
CN	28	24
PI	48	48

2024 SCHEDULE OF MEETING TOPICS

- **May 7th Meeting: Land Use & Zoning**
- **June 18th Meeting: Land Use & Zoning (Part Two)**
- **July 6th Meeting: TDRs, Cannabis, & Agriculture**
- **August 20th Meeting: Open Space, Trails, & La Bajada Ranch**
- **September 17th Meeting: Transportation, Roads, & the Airport**
- **October 15th Meeting: Water & Wastewater**
- **November 19th Meeting: Review of the Draft Plan**

JUNE PLANNING COMMITTEE MEETING

- **Time/Day:** Tuesday, June 18th at 6:00 pm
- **Location:** La Cienega Community Center
- **Topic:** Land Use & Zoning (Part Two)