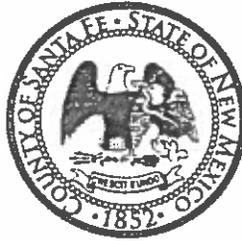


Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: November 3, 2015

TO: Board of County Commissioners

FROM: Vicki Lucero, Building and Development Services Manager *VL*

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director *PEG*

RE: Ordinance No. 2015-____, An Ordinance Establishing Development Permit And Review Fees For Projects In Santa Fe County, New Mexico; And Repealing Ordinance 2008-12 And Section 9.A (Fee Table) Of Ordinance No. 2010-6 (Motion Picture and Television Productions).

BACKGROUND:

On October 27, 2015, the BCC granted authorization to publish title and general summary of the proposed ordinance establishing development permit and review fees for projects in Santa Fe County. This ordinance was presented to the BCC at several meetings prior to the October 27th meeting in order to obtain feedback and direction from the Commission on the proposed fees. At the various Commission meetings the Board had several comments and directives including:

- Adding Film Permit Fees to the Ordinance with higher fees for large production companies
- Fees for Individuals building a residence should be lower than those for a large scale or commercial development.
- No multiple fees
- Compare proposed fees with current fees and with development fees from other local entities
- Fees should be based on cost or acreage of development (small businesses vs. large businesses)
- Fee schedule should be put out for public comment
- Apply Courtesy Inspection Fee toward the Development Permit Application fee
- Demolition Fees are too high especially for demolition after a natural disaster
- Are there facilities that shouldn't be required to obtain a permit (ie. Chicken coop) or that aren't required to pay fees associated with a permit?
- Periodic reviews of the Fee schedule shall be conducted

- Have submittal checklists with procedures, timelines and fees for all application types
- Change the Fees for Non Residential Development from \$350 to \$175 for projects with a valuation of \$0-\$999

Staff has addressed all of the issues and concerns that were brought up by the BCC and those changes were presented at the prior meetings. Since the October 27th BCC meeting, staff has not proposed any additional changes.

REQUESTED ACTION:

This is the first public hearing regarding the proposed ordinance, therefore, no action is requested at this time.

EXHIBITS:

1. Current Fee Ordinance
2. Comparison Spreadsheet

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY
Permit and Review Fee Ordinance
*Ordinance No. 2015-_____***

AN ORDINANCE ESTABLISHING DEVELOPMENT PERMIT AND REVIEW FEES FOR PROJECTS IN SANTA FE COUNTY, NEW MEXICO; AND REPEALING ORDINANCE NO. 2008-12 AND SECTION 9.A (FEE TABLE) OF ORDINANCE NO. 2010-6 (MOTION PICTURE AND TELEVISION PRODUCTIONS)

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY:

ARTICLE I. GENERAL PROVISIONS

SECTION 1. SHORT TITLE.

Articles I to III herein may be cited as “The Fee Ordinance of Santa Fe County”

SECTION 2. APPLICABILITY AND EFFECTIVE DATE

This Ordinance applies to any application for a Development Permit under the Santa Fe County Sustainable Land and Development Code (“SLDC”), as amended. This Ordinance shall become effective concurrent with the effective date of the SLDC.

ARTICLE II. APPLICATION, RECORDS AND REQUIREMENTS

SECTION 1. APPLICATIONS.

All development within Santa Fe County requires a Development Permit and the payment of a non-refundable application fee except where otherwise indicated. All Development Permits require the completion and approval of a Development Permit Application (“Application”). An Application shall be completed according to the requirements in the SLDC and submitted to the Building and Development Services Division for review and processing. The Building and Development Services Division shall submit these Applications to the appropriate County Departments for additional review as required.

SECTION 2. RECORDS.

A record of all permits shall be maintained by the Building and Development Services Division.

SECTION 3. ISSUING PERMITS.

Permits will not be considered issued until picked up from the Building and Development Services Division of Santa Fe County. Permits not issued within thirty (30) days of approval shall be deemed void; permits thus voided will require re-submittal of the application and repayment of fees.

ARTICLE III. APPLICATION FEES

SECTION 1. FEE SCHEDULE

The fee schedule is hereby attached as Exhibit "A".

SECTION 2. PERIODIC REVIEW OF FEE SCHEDULE.

The fee schedule shall be periodically reviewed in conjunction with updates to the SLDC as needed, but every five years at a minimum.

SECTION 3. PAYMENT AND REFUNDS.

Unless otherwise stated in the fee schedule, fees are due at the time of application and are not refundable. Any application received without payment of fees due will not be reviewed. If a particular Development requires more than one approval, the applicant shall pay the cumulative review fees for each review and approval sought.

SECTION 4. ADDITIONAL FEES FOR PROFESSIONAL SERVICES:

The Building and Development Services Division may require information beyond that contained in the Application. In such instances, the Applicant may (i) provide the information requested at the Applicant's sole expense, (ii) pay an additional fee to cover the cost of the Department staff obtaining and reviewing the information, or (iii) withdraw the Application provided that no such withdrawal shall be entitled to a refund of fees. In addition, some Applications may require specialized reviews by outside sources, the cost of which shall be paid by the Applicant in advance.

PASSED, APPROVED AND ADOPTED, on this _____ day of _____, 2015.

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

By: _____
ROBERT A. ANAYA, Chairperson

ATTEST:

GERALDINE SALAZAR, County Clerk

APPROVED AS TO FORM:

GREGORY S. SHAFFER, County Attorney

**SANTA FE COUNTY
GROWTH MANAGEMENT DEPARTMENT
DEVELOPMENT REVIEW FEES**

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
Permits		
Development Permit Residential & Agricultural Uses & Community Service Facilities	\$200	Valuation Fee
Development Permit Residential & Agricultural Non-Habitable Accessory Structures of 400 Sq. Ft. Or Less	\$25	
Project Valuation		
\$0 - \$25,000		\$75
\$25,001 - \$50,000		\$150
\$50,001 - \$100,000		\$350
\$100,001 - \$200,000		\$550
\$200,001 - \$250,000		\$950
\$250,001 - \$300,000		\$1,150
*Each Additional \$100,000 in construction value or part thereof:		\$500
Development Permit Non-Residential, Mixed Use & Multi Family	\$700	Valuation Fee
Project Valuation		
\$0 - \$999		\$175
\$1,000-\$4,999		\$600
\$5,000-\$49,999		\$1,100
\$50,000-\$149,999		\$1,500
\$150,000-\$499,999		\$2,500
\$500,00-\$749,999		\$3,500
\$750,000-\$999,999		\$5,000
\$1,000,000-\$1,999,999		\$7,000
\$2,000,000 and above		\$10,000 for first \$2 Million
*Each Additional \$1,000,000 in construction value or part thereof:		\$1,000 (\$20,000 max)
Conditional Use Permit	\$1,000	
Medium Impact Home Occupation	\$500	
Site Development Plan for Permitted Uses	\$200	
Sign Permit	\$245	
Burial Permit (For Human Burial)	\$150	

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
Film Permit		
Small Scale Production	\$25	\$10 per day
Major Production	\$500	\$10 per day
Episodic Television Production	\$100	\$70 per week
Demolition Permit	\$100	
Demolition Permit Due to Natural Disaster	\$15	
Blasting Permit	\$1,000	
Grading & Clearing Permit-Single Family Residential or Community Service Facility (Not Required if part of a Development Permit)	\$100	
Grading & Clearing Permit-Subdivision/ Non-Residential/Mixed Use/Multi Family	\$750	
Road or Driveway Cut Permit	\$200	
PV Solar-Private Residential	\$100	
Temporary Use Permit	\$125	
Itinerate Vendor Permit	\$150	
After the Fact Permit	2X the base permit fee	

Subdivisions and Other Plat Reviews		
Minor Subdivision	\$350	\$25 per lot
Major Subdivision	\$1000 Prelim \$500 Final	\$100 per lot \$50 per lot
Exempt Land Divisions & Other Plat Reviews	\$200	
Plat for creation of a TDR sending area	\$25	
Non-Residential/Mixed Use Subdivision	\$1,000 Prelim/\$1,500 Final	\$100 per lot
Vacation of Plat or Easement	\$300	
Plat Amendment/Replat	\$300	
Boundary Survey	\$250	
Time Extension	\$300	
Zoning/Re-Zoning/Text Amendments		
Planned Development District	\$3,000	\$10 per acre
Zoning Map Amendment	\$3,000	
Overlay Zone	\$200	
SLDC Text Amendment	\$3,000	
Zoning Statement or Residential Condominium Confirmation Statement (No charge for confirmation of zoning district)	\$150	
Conceptual Site Development Plan	\$3,000	

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
Supplemental Uses/Other		
Home Occupation/Registration:		
No Impact	\$50	
Low Impact	\$100	
Wind Energy Facilities		
Large Scale	\$1,500	
Single Parcel Use	\$100	
Wireless Communication Facilities		
Substantial Modification/ New Facilities	\$3,000	
Non-Substantial Modification, Roof/Surface Mounted, or Stealth Amateur Radio Antennae	\$1,000 \$100	
Sexually Oriented Businesses	Initial - \$5,000/Renewal - \$1,500	
Beneficial Use Determination		
	\$500	
Development of County Wide Impact		
Overlay District	\$7,500	
Conditional Use Permit	\$3,000	
Inspection	\$250	
Business Registration (When Site DP not req'd)	\$225	
Swimming Pool	\$545	
Utility Authorization		
Residential/Agricultural/ Community Service Facility (Not req'd if part of a Development Permit)	\$200	
Non-Residential/Mixed Use Multi Family (Not req'd if part of a Development Permit)	\$300	
Well Only	\$100	
Franchise Review /Expansion/ Renewal	\$600	
Inspections during construction (incl. SWPP and grading)/Final Inspections for release of Financial Guarantee	\$250	Per Inspection
Courtesy Inspection (Will be credited at time of Development Permit)	\$100	
Floodplain Determination Letter (No Application Fee Required)	\$50	
Variance	\$300	
Appeal	\$200	
Review of Special Reports (ie. Traffic Impact Analysis, Geohydrologic Report)	\$500	
Liquor License Transfer	\$220	

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
3rd Party Reviews		
County Reviewed SRAs (TIA, APFSA, WSAR, FIA, EIR)	Full Cost of Review by Outside Consultant In An Amount Not To Exceed \$10,000	
Specialized Review if Needed	Full Cost of Review by Outside Consultant In An Amount Not To Exceed \$10,000	

* See Section 6.2 of the SLDC

DRAFT 10.27.15

SANTA FE COUNTY
Permit and Review Fee Ordinance
Ordinance No. 2008-12

AN ORDINANCE ESTABLISHING PERMIT AND REVIEW FEES FOR PROJECTS IN SANTA FE COUNTY, NEW MEXICO.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY:

ARTICLE I. GENERAL PROVISIONS

SECTION 1. SHORT TITLE.

Articles I to III herein may be cited as "The Fee Ordinance of Santa Fe County"

SECTION 2. APPLICABILITY

This Ordinance applies to any application for a Development Permit under the Santa Fe County Land Development Code ("LDC"), as amended, or the Santa Fe Extraterritorial Zoning Ordinance ("EZO"), as amended.

ARTICLE II. APPLICATION, RECORDS AND REQUIREMENTS

SECTION 1. APPLICATIONS.

All development within Santa Fe County requires a Development Permit. All Development Permits require the completion and approval of a Development Permit Application ("Application"). An Application shall be completed according to the requirements in the LDC or EZO and submitted to the Building and Development Department for review and processing. The Building and Development Department shall submit these Applications to the appropriate County Departments for additional review as required.

SECTION 2. RECORDS.

A record of all permits shall be maintained by the Building and Development Department.

SECTION 3. ISSUING PERMITS.

Permits will not be considered issued until picked up from the Building and Development Department of Santa Fe County. Permits not issued within thirty (30) days of approval shall be deemed void; permits thus voided will require re-submittal of the application and repayment of fees.

ARTICLE III. APPLICATION FEES

SECTION 1. FEE SCHEDULE

The following fee schedule is hereby established:

TABLE III.1.1 DEVELOPMENT PERMITS FEE CALCULATED BASED ON CONSTRUCTION VALUATION					
Application Fee All Projects					\$100.00
Valuation From:	To:				Fee:
\$ 0.00	\$25,000.00				\$75.00
\$25,001.00	\$50,000.00				\$150.00
\$50,001.00	\$100,000.00				\$350.00
\$ 100,001.00	\$200,000.00				\$550.00
\$200,001.00	\$250,000.00				\$950.00
\$250,001.00	\$300,000.00				\$1150.00
Each additional \$100,000.00 in construction value or part thereof:					\$375.00

TABLE III.1.2 INSPECTION FEES					
PROJECT TYPE	COURTESY INSPECTION	INITIAL INSPECTION	PRE-FINAL INSPECTION	FINAL INSPECTION	Additional Per Lot Fee
Single Family Residential	\$100.00	\$45.00	\$35.00	\$50.00	
Subdivisions/Land Divisions	\$150.00	\$100.00	\$50.00	\$40.00	\$25.00
Exemptions	\$50.00	\$65.00			
Commercial Lots/Subdivisions	\$150.00	\$150.00	\$100.00	\$150.00	\$50.00
Gravel/Hard Rock Mining	\$300.00	\$500.00	\$350.00	\$500.00	
Mining Reclamation/Closure	\$200.00	\$250.00	\$350.00	\$500.00	
Blasting	\$100.00	\$150.00			
NPDES, SWPPP Residential Land Division 1-4 lots	\$100.00	\$45.00		\$100.00 (post storm event)	\$40.00
NPDES, SWPPP Residential Land Division 5 or more lots	\$100.00	\$75.00		\$200.00 (post storm event)	\$60.00
Accessory Structure	\$50.00	\$45.00		\$25.00	
Utility/Community Service Facility	\$150.00	\$125.00	\$75.00	\$150.00	

Home Occupation/ Home Business	\$75.00	\$75.00	\$50.00	\$100.00
Business Registration	\$100.00	\$65.00		
After Hours Lighting and Sound Inspections		\$75.00		
INSPECTIONS TO CHANGES OF PREVIOUSLY APPROVED PLANS OR APPLICATIONS				\$100.00

TABLE III.1.3 DIVISION OF LAND

Type of Division	Initial Review	Second and Subsequent Review	Additional Per Lot Fee
Family Transfer	\$250.00	\$50.00	\$25.00
Land Division/Subdivision 1-4 lots	\$500.00	\$100.00	\$50.00
Land Division/Subdivision 5-24 lots	\$950.00	\$150.00	\$75.00
Land Division/Subdivision 25-99 lots	\$1050.00	\$200.00	\$75.00
Land Division/Subdivision 100-300 lots	\$1150.00	\$250.00	\$100.00
Land Division/Subdivision 300 or more lots	\$1350.00	\$300.00	\$125.00
Residential Lot Line Adjustment	\$250.00	\$100.00	
Commercial Lot Line Adjustment	\$750.00	\$250.00	
Exemption	\$250.00	\$75.00	
Commercial Land Division/Subdivision	\$750.00	\$250.00	\$150.00
Vacations of Plats or Easements	\$250.00	\$75.00	

TABLE III.1.4 ZONING/MASTER PLANS

Type of Project	Initial Review	Second and Subsequent Review	Additional Per Lot Fee
Subdivision 25-99 lots	\$950.00	\$100.00	\$75.00
Subdivision 100-300 lots	\$1150.00	\$150.00	\$100.00
Subdivision 300 or more lots	\$1350.00	\$200.00	\$125.00
Master Plat	\$1000.00	\$250.00	\$150.00
Master Plan Amendments/Time Extensions	\$250.00	\$100.00	\$25.00
Zoning Statements	\$150.00		
Commercial	\$750.00	\$50.00	\$25.00
Community Service Facility	\$250.00	\$100.00	\$75.00
Employment Center	\$750.00	\$100.00	\$100.00
Media District	\$1200.00	\$150.00	\$250.00
Mining Zone	\$5000.00	\$250.00	\$500.00
Mixed-Use Subdivision	\$750.00	\$100.00	\$100.00
Village Center	\$750.00	\$100.00	\$250.00

TABLE III.1.5 PRELIMINARY OR FINAL DEVELOPMENT PLANS

Type of Project	Initial Review	Second and Subsequent Review	Additional Per Lot Fee
Land Division Subdivision 1-4 lots	\$500.00	\$100.00	\$50.00
Land Division Subdivision 5-24 lots	\$750.00	\$150.00	\$75.00
Subdivision 25-99 lots	\$500.00	\$100.00	\$50.00
Subdivision 100-300 lots	\$750.00	\$150.00	\$75.00
Subdivision 300 or more lots	\$950.00	\$200.00	\$75.00
Sand and Gravel Operations	\$2500.00	\$150.00	\$250.00
Gravel/Hard Rock Mining	\$5000.00	\$250.00	\$500.00
Large Scale Commercial	\$1000.00	\$100.00	\$75.00
Neighborhood Commercial	\$750.00	\$100.00	\$75.00
Employment Center	\$750.00	\$100.00	\$75.00
Media District	\$1000.00	\$150.00	\$150.00
Mixed-Use Subdivision	\$750.00	\$100.00	\$100.00
Village Center	\$750.00	\$100.00	\$250.00
Telecommunication Facilities			
Administrative Review	\$750.00	\$100.00	
Requiring Single Public Hearing	\$1250.00	\$100.00	
Requiring Two Public Hearings	\$2500.00	\$100.00	
Additional Fees for Special Reports:			
Geohydrologic Report	\$500.00	\$125.00	
Traffic Impact Analysis	\$500.00	\$125.00	

TABLE III.1.6 SPECIAL PERMITS/BUSINESS REGISTRATIONS

Business Registration Application/Certificate	\$35.00
Business Registration Review	\$250.00
Home Occupation/Home Business Application/Registration	\$175.00
Signage Permit (per sign)	\$100.00
Burial Permit	\$50.00
Film Permit	\$500
	+45.00 per day of filming
Itinerant Vendor Permit	\$100.00
	+100.00 per year renewal
Demolition Permit - Residential	\$200.00
Demolition Permit - Commercial	\$400.00
Blasting Permit	\$500.00
	+ 25.00 per occurrence
Grading and Clearing Permit—Single Family Residential	\$90.00
Grading and Clearing Permit—Subdivision or Commercial	\$150.00
Driveway or Driveway Cut Permit	\$100.00

TABLE III.1.7 MISCELLANEOUS

Accessory Structure >2000sq/ ft.	\$250.00
Swimming Pools	Less than 30,000 gallons \$250.00
Swimming Pools	Greater than 30,000 gallons \$500.00
Utility Authorization	Residential \$35.00

Public Notice Board	Utility Distribution Line	\$300.00
Adjoiner's List for Certified Mailing	Fa	\$25.00
Project Research/Archive Access		\$250.00
Franchise review/expansion/renewal	\$40.00 per hour plus \$50.00 per file requested	\$500.00
TABLE III.1.8 VARIANCES AND APPEALS		
Variance Requests (each)		\$150.00
Appeal of Land Use Administrator's Decision		\$125.00
Appeal of Development Review Committee Decision		\$150.00

SECTION 2. PAYMENT AND REFUNDS.

Unless otherwise stated in the fee schedule, fees are due at the time of application and are not refundable. Any application received without payment of fees due will not be reviewed. If a particular Development requires more than one approval, the applicant shall pay the cumulative review fees for each review and approval sought.

SECTION 3. ADDITIONAL FEES FOR PROFESSIONAL SERVICES:

The Building and Development Department may require information beyond that contained in the Application. In such instances, the Applicant may (i) provide the information requested at the Applicant's sole expense, (ii) pay an additional fee to cover the cost of the Department staff obtaining and reviewing the information, or (iii) withdraw the Application provided that no such withdrawal shall be entitled to a refund of fees. In addition, some Applications may require specialized reviews by outside sources, the cost of which shall be paid by the Applicant in advance.

PASSED, APPROVED AND ADOPTED, on this 12th day of August, 2008.

SANTA FE COUNTY BOARD OF COUNTY COMMISSIONERS



**COMMISSIONER PAUL CAMPOS, CHAIRPERSON,
 BOARD OF COUNTY COMMISSIONERS**

PROPOSED SANTA FE COUNTY PLANNING & DEVELOPMENT DEPARTMENT DEVELOPMENT REVIEW FEES			Breakdown Notes	Current Fees	City of Santa Fe	Bernalillo County	City of Albuquerque	Dona Ana County	Sandoval County
APPLICATION TYPE	BASE FEE	ADDITIONAL FEES							
Permits									
Development Permit Residential & Agricultural Uses & Community Service Facilities	\$200	Valuation Fee	Based on \$200K valuation 1,500 sq. ft. (Includes Utility Authorization)	\$1,175.00	\$2,440.13	\$1,260.00	\$2,247.55	\$300.00	\$75.00
Development Permit Residential & Agricultural Non-Habitable Accessory Structures of 400 Sq. Ft. Or Less	\$25								
Project Valuation									
\$0 - \$25,000		\$75							
\$25,001 - \$50,000		\$150							
\$50,001 - \$100,000		\$350							
\$100,001 - \$200,000		\$550							
\$200,001 - \$250,000		\$950							
\$250,001 - \$300,000		\$1,150							
*Each Additional \$100,000 in construction value or part thereof:		\$500							
Development Permit Non-Residential, Mixed Use & Multi Family	\$700	Valuation Fee	Based on \$500K valuation (Includes Utility Authorization)	\$2,485.00	\$6,447.23			\$2,790.00	\$0.25/sq. ft.
Project Valuation									
\$0 - \$999		\$175							
\$1,000-\$4,999		\$600							
\$5,000-\$49,999		\$1,100							
\$50,000-\$149,999		\$1,500							
\$150,000-\$499,999		\$2,500							
\$500,00-\$749,999		\$3,500							
\$750,000-\$999,999		\$5,000							
\$1,000,000-\$1,999,999		\$7,000							
\$2,000,000 and above		\$10,000 for first \$2 Million							
*Each Additional \$1,000,000 in construction value or part thereof:		\$1,000 (\$20,000 max)							
Conditional Use Permit	\$1,000		DP to CDRC (Neighborhood Commercial)	\$1,075.00					
Medium Impact Home Occupation	\$500					\$75.00			
Site Development Plan for Permitted Uses	\$200		Final DP Admin (Neighborhood Commercial)	\$1,050.00			\$100.00		
Sign Permit	\$245			\$ 245.00		\$15, \$30, \$45			
Burial Permit	\$150			\$ 150.00					
Film Permit									
Small Scale Production	\$25	\$10 per day	30 days of filming	\$325.00					
Major Production	\$500	\$10 per day	30 days of filming	\$400.00					
Episodic Television Production	\$100	\$70 per week	One month of filming	\$325.00					
Demolition Permit	\$100			\$ 420.00		\$47.00			
Demolition Permit Due to Natural Disaster	\$15			420.00					
Blasting Permit	\$1,000			\$ 750.00					
Grading & Clearing Permit-Single Family Residential or Community Service Facility (Not Required if Part of a Development Permit)	\$100			\$ 435.00	\$64.25				
Grading & Clearing Permit-Subdivision/ Non-Residential/Mixed Use/Multi Family	\$750			\$ 495.00	\$1,050.50				
Road or Driveway Cut Permit	\$200			\$ 270.00					
PV Solar-Private Residential	\$100			\$ 295.00					
Temporary Use Permit	\$125			\$150.00					
Itinerant Vendor Permit	\$50			\$ 300.00					
After the Fact Permit	2X the Base Permit Fee								
Subdivisions and Other Plat Reviews									
Minor Subdivision	\$350	\$25 per lot	Based on 5 lots	\$2,675	\$400.00		\$595.00		\$100.00
Major Subdivision	\$1000 Prelim \$500 Final	\$100 per lot \$50 per lot	Based on 24 lots	\$5,550	\$3750 Prelim/\$5000 Final		\$1,240.00		\$1,875.00
Exempt Land Divisions & Other Plat Reviews	\$200			\$440.00	\$160.00				
Plat for creation of a TRD sending site	\$25								
Non-Residential/Mixed Use Subdivision	\$1,000 Prelim/\$1,500 Final	\$100 per lot	Based on 10 lots	\$5,025.00	\$7,000.00				
Vacation of Plat or Easement	\$300			\$375.00			\$300.00		\$50.00
Plat Amendment/Replat	\$300			\$350.00	\$300.00				
Boundary Survey	\$250			\$350.00	\$250.00				
Time Extension	\$300			\$375.00			\$50.00		
Zoning/Re-Zoning/Text Amendments									
Planned Development District	\$3,000	\$10 per acre		No Comparison					
Zoning Map Amendment	\$3,000			No Comparison	\$1,000.00		\$240.00		
Overlay Zone	\$200			No Comparison					
SLDC Text Amendment	\$3,000			No Comparison	\$500.00		\$565.00		
Zoning Statement or Residential Condominium Confirmation Statement (No charge for confirmation of zoning district)	\$150			\$ 250.00			\$35.00		
Conceptual Site Development Plan	\$3,000		Based on 24 lot Mixed Use Subdivision	\$3,450.00					
Supplemental Uses/Other									
Home Occupation/Registration:									
No Impact	\$50		Includes certificate	\$ 435.00	\$35.00	\$50.00	\$35.00	\$35.00	\$35.00
Low Impact	\$100		Includes certificate	\$ 435.00	\$35.00	\$50.00	\$35.00	\$35.00	\$35.00
Wind Energy Facilities									
Large Scale	\$1,500		Master Plan required	\$2,025.00					
Single Parcel Use	\$100			\$200.00					
Wireless Communication Facilities				\$3,675.00			\$3,000.00		\$5,060.00
Substantial Modification/ New Facilities	\$3,000								
Non-Substantial Modification, Roof/Surface Mounted, or Stealth Amateur Radio Antennae	\$1,000 \$100								
Sexually Oriented Businesses	Initial - \$5,000/Renewal - \$1,500			No Comparison					
Beneficial Use Determination	\$500			No Comparison					
Development of County Wide Impact									
Overlay	\$7,500								
Conditional Use Permit	\$3,000								
Inspection	\$250			No Comparison					
Business Registration (When Site DP not req'd)	\$225		Includes certificate	\$450.00					
Swimming Pool	\$545			\$ 545.00					
Utility Authorization									
Residential/Agricultural/ Community Service Facility (Not req'd if part of a Development Permit)	\$200			\$255.00					
Non-Residential/Mixed Use Multi Family (Not req'd if part of a Development Permit)	\$300			\$255.00					
Well Only	\$100			\$ 255.00					
Franchise Review /Expansion/ Renewal	\$600			\$600.00					
Inspections during construction/ Final Inspections for release of Financial Guaranty	\$250 Per Inspection		Based on 24 lots subdivision	\$690.00					
Courtesy Inspection (Will be credited at time of Development Permit)	\$100		For Single Family Residence	\$ 100.00					
Floodplain Determination Letter (No Application Fee Required)	\$50			\$0					
Variance	\$300			\$ 275.00					
Appeal	\$200		Appeal of CDRC	\$ 275.00					
Review of Special Reports (Traffic Impact Analysis, Geohydrologic Report, etc)	\$500			\$500					
Liquor License Transfer	\$220			\$ 220.00					
3rd Party Reviews									
County Reviewed SRAs (TIA, APFSA, WSAR, FIA, EIR)	Full Cost of Review by Outside Consultant in amount not to exceed \$10,000 per review			No Comparison					
Specialized Review if Needed	Full Cost of Review by Outside Consultant in amount not to exceed \$10,000 per review			No Comparison					

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EXHIBIT



Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Date: October 30, 2015

To: Board of County Commissioners

From: Penny Ellis-Green, Growth Management Director *PEG*
Willie Brown, Assistant County Attorney *WLB*

Via: Katherine Miller, County Manager

Item: Ordinance No. 2015-____, An Ordinance Amending And Restating In Its Entirety The Sustainable Land Development Code (SLDC), Ordinance 2013-6.

SUMMARY:

This is the first public hearing of an Ordinance amending and restating in its entirety Ordinance No. 2013-6, the Sustainable Land Development Code.

BACKGROUND:

On October 13, 2015, staff presented proposed changes to the SLDC, which included new sections previously reserved including a Density Bonus section, community overlays from 13 planned communities, regulations for small scale sand and gravel extraction, regulations for wireless communications facilities, the DCI section and Transfer of Development Rights.

On October 27, 2015, the Board gave authorization to publish title and general summary of the referenced Ordinance.

The following changes have been made to the document and were presented to the Board at its October 27, 2015, meeting:

- Addition of a Light Industrial Zoning District and corresponding amendments to Section 8 and the use table to create the new zoning district, and related amendments to the TDR section, the procedures table (Table 4-1) and the conceptual plan section in chapter 14.
- Amendments to the TDR section to clarify the process for a sending area.

- An amendment to the water supply standards (Section 7.13.7.3.10) allowing that any hydro report used for the OSE process of converting the water rights from agricultural to subdivision use be allowed to be used for proof of water if the test conforms to the Code.
- An amendment in the water conservation standards (Section 7.13.11.2.10) prohibiting temporary pools with a fill capacity of 3,000 gallons or more.
- Addition of a density bonus (Table 8-22) for Mixed Use and PD districts if those areas are identified as an environmental resource protection overlay, a historic preservation overlay or an agricultural overlay.
- Transitional provisions to allow final orders to be approved in accordance with the CDRC or Board's voice vote.
- Addition of other plats not considered subdivisions.
- Addition to the density bonus section requiring a density bonus to be used on the same parcel and within the same zoning district.
- An additional definition for a movie ranch.

The proposed Ordinance adopting the SLDC is attached. The whole SLDC would be restated to allow for the approval and recordation of a single integrated document. The ordinance adopting the SLDC includes a similar provision as the previous Ordinance requiring a review of the SLDC 6 months after its implementation.

Staff will correct and update the table of contents and page numbers in the final document prior to recordation.

The full ordinance with all changes marked in redline is in a separate binder

ACTION REQUESTED:

This is the first public hearing of this Ordinance.

ATTACHMENT:

Exhibit A - Ordinance

(The entire redlined SLDC is under separate cover)

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

ORDINANCE NO. 2015-_____

**AN ORDINANCE
AMENDING AND RESTATING IN ITS ENTIRETY THE SUSTAINABLE LAND
DEVELOPMENT CODE (SLDC), ORDINANCE NO. 2013-6**

**BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF
SANTA FE COUNTY:**

1. The Sustainable Land Development Code, Ordinance No. 2013-6, is hereby amended and restated in its entirety as set forth herein.
2. This Ordinance may be cited as the "Sustainable Land Development Code".
3. The Board shall begin a review of the Sustainable Land Development Code six (6) months after its effective date.

PASSED, APPROVED, AND ENACTED this ____ day of _____, 2015.

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

By: _____
ROBERT A. ANAYA, Chair

ATTEST:

GERALDINE SALAZAR, County Clerk

APPROVED AS TO FORM:

GREGORY S. SHAFFER, County Attorney

