

SANTA FE COUNTY

Resolution No. 1999 - 119

A RESOLUTION ADOPTING THE SANTA FE COUNTY GROWTH MANAGEMENT PLAN, PART III: APPENDICES: STUDIES AND RESEARCH; AND AMENDMENTS TO PART II, THE PLANNING DISTRICTS

WHEREAS, The Santa Fe County Growth Management Plan has been divided into four sections for final review and adoption:

Part I, The Policies;

Part II, The Planning Districts;

Part III, Information and Data Summaries

Part IV, General Plan Compiled (compiles Parts I through III into one complete document with maps, tables, graphs and graphics) and

WHEREAS, in 1996 and 1997 the Board of County Commissioners held study sessions and public hearings on the Draft Santa Fe County General Plan and adopted the *Santa Fe County Growth Management Plan, Part I, The Policies* on December 17, 1997; and

WHEREAS, the Board of Commissioners held public hearings on May 10 and May 11, 1999, June 8, 1999, July 13, 1999 and adopted Part II: the Planning Districts; and

WHEREAS, a public hearing was held before the Board of Commissioners on August 10, 1999 and proposed amendments to Part II: the Planning Districts were approved; and

WHEREAS, a public hearing was held before the Board of Commissioners on September 14, 1999 to consider Part III, Appendices: Studies and Research and some further amendments to Part II: the Planning Districts;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that the following sections of the Santa Fe

County Growth Management Plan, which are attached as Exhibit A to the Resolution, are hereby adopted:

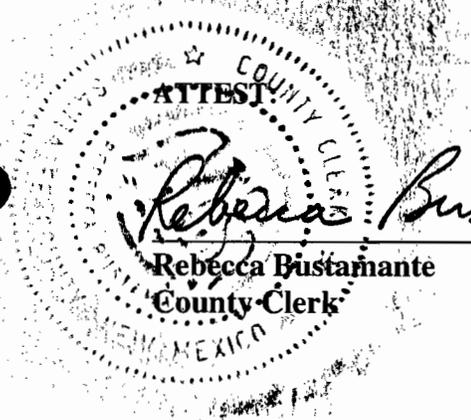
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1. Part III, Appendices: Studies and Research; and
2. amendments to Part II, the Planning Districts;
3. Adoption of these Parts will invalidate and render null and void any inconsistent provisions of the Santa Fe County General Plan approved October 28, 1980.

PASSED, APPROVED AND ADOPTED this 16 day of Sept., 1999.

BOARD OF COUNTY COMMISSIONERS


 Joe S. Griné, Jr., Chairman



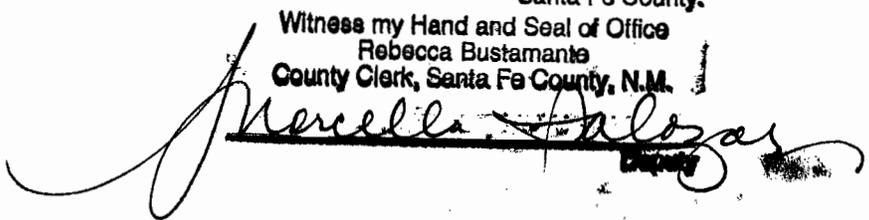

 Rebecca Bustamante
 County Clerk

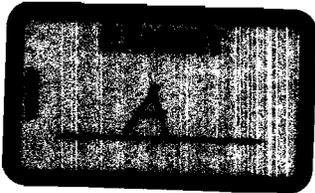
Approved As To Form:




 Denice Brown, County Attorney

1090419
 COUNTY OF SANTA FE)
 STATE OF NEW MEXICO)
 I hereby certify that this instrument was filed
 for record on the 17 day of Sept. A.D.
 19 99, at 10:59 o'clock a. m
 and was duly recorded in book 1087,
 page 480-492 of the records of
 Santa Fe County.

Witness my Hand and Seal of Office
 Rebecca Bustamante
 County Clerk, Santa Fe County, N.M.

 Marcella Salazar
 Deputy



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THE SANTA FE COUNTY
GROWTH MANAGEMENT PLAN

PART III: APPENDICES: STUDIES AND
RESEARCH

DRAFT
SEPTEMBER 14, 1999

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APPENDICES: STUDIES AND RESEARCH

WORKING PAPERS

Background studies were commissioned to underpin the update of the Santa Fe County General Plan. These examined public opinion, community values, water resources, population and housing, open space and trails resources, visual resources, economic development, infrastructure and services, agriculture, and analysis of local development patterns. These studies have been organized as Working Papers and are summarized or referenced in the Growth Management Plan.

The Growth Management Plan was built from the work of the General Plan Steering Committee which met and deliberated from 1993 through 1996. All minutes, papers, map alternatives and drafts of this work are on file in the Santa Fe County Planning Library.

The following Working Papers are incorporated and adopted as appendices to the Santa Fe County Growth Management Plan:

- 1 *Rationale for a County Plan Update*, Santa Fe County Planning Department, November, 1992
- 2 *Santa Fe County Public Opinion Poll on Growth and Development Issues*, Research and Polling/Albuquerque, June, 1993
- 3 *Analysis of Community Values and Needs*, Santa Fe County Planning Department, November, 1993
- 4 *Santa Fe County Open Space Inventory*, ERO Resources, Inc./Denver, June, 1994
- 5 *Santa Fe County Water Resources Inventory*, Daniel B. Stephens and Associates, Inc./Albuquerque, July, 1994
- 6 *Santa Fe County Population and Housing Study*, John Prior and Associates/Denver, August, 1994
- 7 *Economic Development in Santa Fe County*, Santa Fe County Planning Department, December, 1994
- 8 *Visual Resources Inventory*, Design Workshop, Inc./Denver-Santa Fe, December, 1995
- 9 *Analysis of Development Patterns in Santa Fe County: Critical Population Sizes in the Traditional Communities, Existing Built Area Densities, Comparison of Development Patterns, Analysis of Zoning as Permitted by the 1980 General Plan*, Santa Fe County Planning Division, 1995 and 1996.
- 10 *Costs of Rural Sprawl*, Santa Fe County Planning Division, December, 1996
- 11 *Infrastructure, Transportation and Public Services*, Santa Fe County Planning Department, December, 1996
- 12 *Regional Water Plan, Estancia Underground Water Basin, New Mexico (Background and Water Resources Assessment)*, John Shoemaker & Asso./Albuquerque, Southwest Land Research/Albuquerque, Sheehan, Sheehan & Stelzner P.A./Albuquerque, Livingston Associates, P.C./Alamagordo, January 1997
- 13 *Santa Fe County Open Places Plan Recommendations*, Consensus Planning, Inc. and Roy Mann and Associates, October, 1997

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- 14 *Santa Fe County: New Dwelling Units and Lots Permitted 1994-97*, Santa Fe County Land Use Department, June, 1998
- 15 *Santa Fe County Agriculture and Ranching Study*, Julia Bigham/ Albuquerque, October, 1998

1980 COUNTY GENERAL PLAN APPENDICES

This Growth Management Plan is built from the 1980 Santa Fe County General Plan (1980 Plan). Both staff and consultants have relied on and used the extensive data and analyses developed in the 1970's for the 1980 Plan to trace trends and conditions and to further develop the issue and problem statements for the County Growth Management Plan. Papers of particular note in that context are:

Santa Fe County Reconnaissance Survey, City of Santa Fe Planning Department, July 1972

Santa Fe County Water Plan, Lee Wilson & Asso, 1978 (This continues to be an authoritative study and analysis of groundwater conditions and options for Santa Fe County)

Identification and Extent of Community Planning Areas in Santa Fe County, City of Santa Fe Planning Department, 1974

Community Analysis, City of Santa Fe Planning Department, 1975

Irrigated Agriculture in the Pojoaque and Santa Cruz Valleys, City of Santa Fe Planning Department, 1974

Ranching, City of Santa Fe Planning Department, 1974

Road Report, City of Santa Fe Planning Department, November 1974

Economic Plan, William Weismantel for the City of Santa Fe Planning Department, December 1975

SEPTEMBER 14

**PROPOSED AMENDMENTS TO THE SANTA FE COUNTY GROWTH
MANAGEMENT PLAN, PART II: THE PLANNING DISTRICTS**

Page 30, Paragraph 2 (Paragraph 3 in Sept Draft):

When residential developments reach 100 units or more, the need to provide commercial and public services will be reflected in the design and zoning standards. ~~Proposed developments which exceed 300 units would need to seek zoning for a New Community District unless locations for such villages are approved as part of a Community Plan. Proposed developments which exceed 300 units need to be developed as new villages. Landowners may seek zoning for a New Community District or may submit a Contemporary Community Plan which includes a location for a village. It is the intent of the Plan that the County Community Planning Ordinance be amended to allow Contemporary Community Plans to be proposed for lands not previously subdivided as well as areas which have been developed in the past.~~

Page 64, Paragraph 5 (Page 65 in Sept Draft):

A NEW COMMUNITY DISTRICT IN THE ESTANCIA BASIN

The Estancia Basin District extends from the Clark Hill area south to the southern boundary of Santa Fe County. The area to the east of the Traditional Community and new Town of Edgewood in the aquifer basin could be designated a NCD sometime in the future because of its potential to provide adequate infrastructure for new development.

Plans for a New Community District, however, should be dependent upon the completion of an Estancia Basin District Plan. Coordination with and a Community Plan for the new Town of Edgewood will be an important element of a proposed NCD. New Community District status could be recommended ~~for 2010 along with the Caja Del Rio New Community District, and a detailed New Community District Plan developed when planned infrastructure and services will be available.~~

Page 41, table, as follows:

OPTION	DENSITY		REQUIREMENTS	OTHER CONDITIONS
<p>E : AGRICULTURE PROTECTION INCENTIVE</p> <p>NOTE: THIS IS A PROPOSAL ONLY; DETAILS OF INCENTIVES TO BE DEVELOPED WITH THE ADVICE OF FARMERS AND RANCHERS.</p>	<p>Ranchlands: for every 140 acre parcel maintained in agricultural use, owner gets base density <u>plus any water conservation incentives</u> plus 2 units which can be transferred to another parcel or portion of the property</p> <p>Valley irrigated: for every 10 acre parcel w/irrigation rights maintained in agricultural use, owner gets base density <u>plus any water conservation incentives</u> plus 2 units which can be transferred to another parcel or portion of the property</p>		<p>agricultural lands must be maintained for ___ years by easement or other legal means</p> <p>one unit remains (or more if owner does not transfer all of the allotted density transfer units) with each 140 acre or 10 acre agri. lot</p> <p>Minimum community benefit standards and water conservation covenants for residential lots</p>	<p>Applies to lands not previously divided for exemptions or development?</p> <p>Agricultural parcels pay no impact fees</p> <p>Residential to be developed on least productive lands</p> <p>Home occupation/small business meeting performance standards</p>
<p>F : OPEN SPACE PROTECTION INCENTIVE</p> <p>NOTE: THIS IS A PROPOSAL ONLY; FLEXIBILITY WILL BE BUILT INTO FINAL INCENTIVES TO ENCOURAGE PROTECTION OF MULTIPLE VALUES, SUCH AS TRAILS, HISTORIC OR CULTURAL SITES.</p>	<p><u>Voluntary Open Space Ratio</u></p> <p>90%</p> <p>80%</p> <p>70%</p>	<p><u>Density Bonus</u></p> <p>50%</p> <p>25%</p> <p>10%</p>	<p>Minimum community benefit standards</p> <p>water conservation covenants</p> <p>Open space protected by conservation easement or conveyance to a public entity or a private non-profit conservation trust - this option intended to protect lands of local or regional importance to the public; public access may be restricted in some instances for wildlife habitat or endangered species protection</p>	<p>Density Bonus units may be transferred to a cluster subdivision on the developed portion of the parcel or transferred to another parcel identified as a receiving zone in a community or the City</p> <p>The open space shall be identified for protection or acquisition by the County Open Land & Trails Advisory Committee Plan or Code criteria to be developed.</p> <p>Community Performance standards, if applicable</p> <p>Home occupation/small business meeting performance standards</p>

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RESOLUTION 1999-120
RE-RECORDED TO ADD
EXHIBIT A

COUNTY OF SANTA FE)
STATE OF NEW MEXICO)SS
10921809
I hereby certify that this instrument was filed
for record on the 7th day of Oct A.D.
19 99 , at 10:29 o'clock am
and was duly recorded in book 1694 ,
page 841-889 of the records of
Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.

Veronica Clayton
Deputy

