

## 2015 San Pedro Community Plan Update

### I. San Pedro Community Plan Purpose

San Pedro Community Plan was adopted by Resolution 2001-51. The Resolution to adopt the plan recognized the Planning Committee concerns to preserve the rural mountain residential lifestyle of the planning area, to protect water quality and quantity, dark night skies and natural scenic beauty while supporting a diversity of housing and income levels. The San Pedro Community Plan Purpose Statement is as follows:

The intent of developing this plan is to define a rural development pattern appropriate to the unique character and resources of the San Pedro area. Issues that were identified to be addressed through a plan included how future development would affect water resources, commercial uses, transportation and mining activity

The initial planning process brought the community together to discuss shared values and concerns so that the community could craft a plan that will guide future growth in the area. Plan implementation has guided the location and scale of commercial and residential development, public facilities and infrastructure, and protected the water supply, open vistas, and other natural resources of San Pedro.

### II. San Pedro Plan Update

#### **Purpose:**

The San Pedro Plan was adopted in accordance with Santa Fe County's Community Planning process. The County subsequently adopted the Sustainable Growth Management Plan (SGMP) in 2010 and the Sustainable Land Development Code (SLDC) in 2013. The SGMP framework includes a Growth Management Strategy that includes a comprehensive zoning approach based on a land use plan, a use matrix, notification procedures, community planning and public participation. The SLDC indicates the purpose and intent for Community Plans as follows:

The Community Plan is intended to identify development and growth impacts for an area and provide strategies and land use recommendations including a future land use plan consistent with the SGMP.

A Community Plan is intended to permit communities to recommend adoption of particular land use regulations based on the needs and goals of the community and shall conform to the procedures set forth in the SLDC, and to subsequently update plans as necessary due to changing circumstances.

The purpose for the 2015 San Pedro Community Plan Update is to provide an update to the existing plan in order to ensure that the plan is consistent with the County's adopted SGMP and to ensure that the plan is implemented through the Official Zoning Map and SLDC.

### III. Transitional Overview

In January 2015, the Board established the San Pedro Planning Committee and authorized it to work with County staff to develop a Community Plan Update, review proposed community district zoning and draft a community district overlay for amendments to SGMP and SLDC. Provisions in the existing plan that are inconsistent with the SGMP will be superseded through this plan update. Community Plans and updates will be implemented through the establishment of an Overlay District in Chapter 9 of the SLDC and through adoption of the base zoning districts through the Official Zoning Map. The following sections of the existing San Pedro Plan will amend the SLDC:

#### 1. Use Matrix

The land uses and design standards in the existing San Pedro Plan will be superseded through the Community District Overlay in Chapter 9 of the SLDC which has been drafted in accordance with the Community Plan Update process.

#### 2. Procedures

Procedures identified through the San Pedro Plan will be superseded by the policies and procedures identified in the SGMP and SLDC.

#### 3. Land Use Plan Update

The Land Use/Zoning Map reflects the proposed land use categories . Below is a breakdown of the four distinct development areas in the San Pedro planning area.

**Rural.** The purpose of this land use category is to designate areas suitable for a combination of agricultural, equestrian, residential and other compatible uses. The intent of the Rural area is to maintain the large lot pattern in these areas and allow for continued agricultural, ranch, and very large lot residential development.

**Rural Fringe.** The purpose of this land use category is to designate areas suitable for a combination of residential development, agricultural uses and other compatible uses, including retreats. Rural Fringe accommodates primarily large lot residential, ecotourism, equestrian uses, seeking a balance between conservation, environmental protection and reasonable opportunity for development.

**Rural Residential.** The purpose of this land use category is to provide for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve

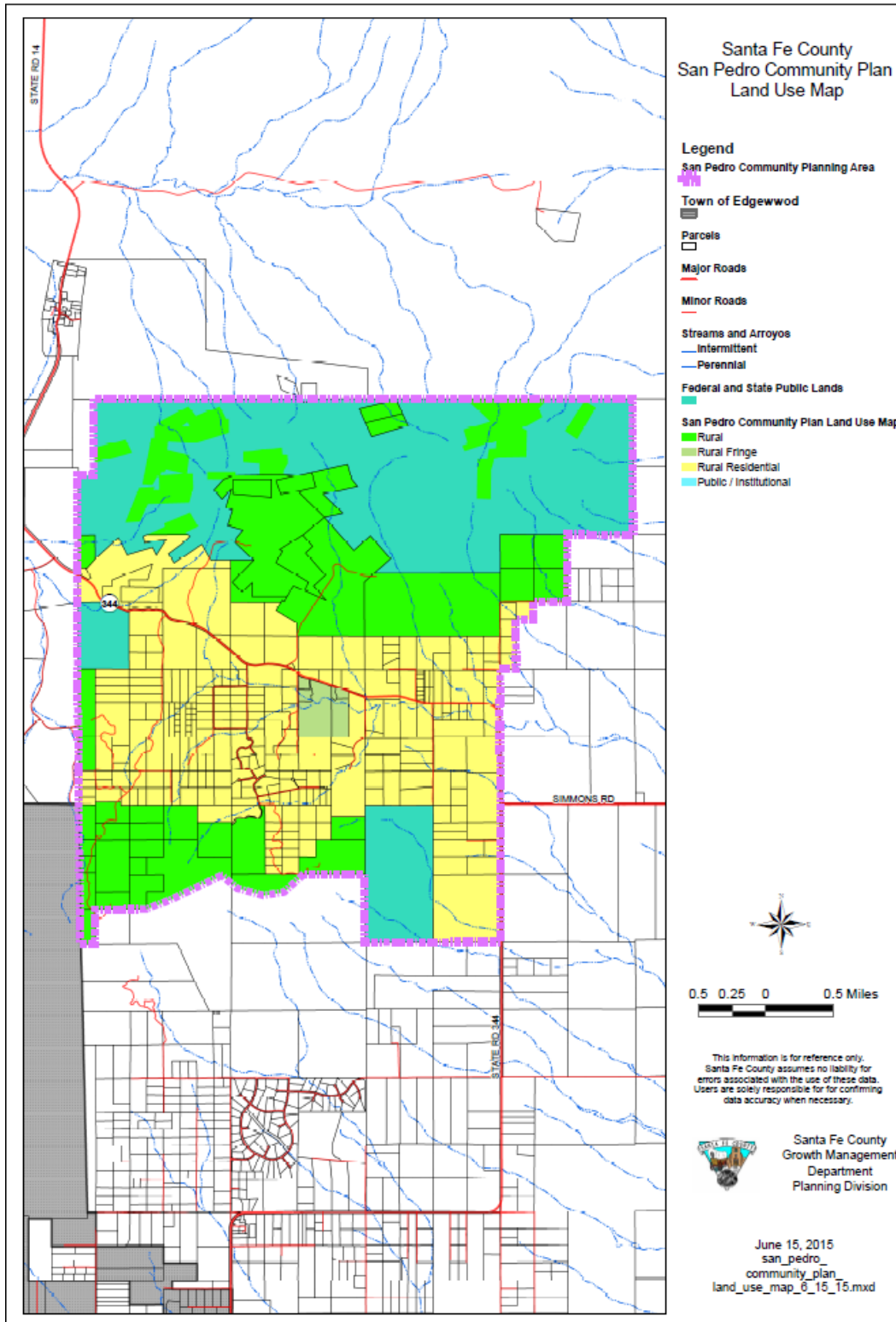
the scenic and rural character of the San Pedro area; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments. Uses that support rural character of the broader area shall be allowed including agricultural production, and home-based businesses.

**Federal and State public lands.** The San Pedro planning area includes significant areas which are under the ownership and jurisdiction of the State and Federal government. These areas are not subject to local government zoning.

#### **4. Land Use Map**

The Land Use Map will be an amendment to the Future Land Use Map in the Sustainable Growth Management Plan. The Land Use Map will provide a framework for the base zoning in the Official Zoning Map for the San Pedro Community District. The Land Use Map is identified

as Map 1. **Map 1: San Pedro Land Use Map**



## 5. Demographics

San Pedro Demographics	2000	2010
Population		184
Median Age		52
Median Income		
Housing Units	100*	128
Persons per Household		1.96
Own Home		82 (87.2%)
Rent home		12 (12.8%)

\*The 100 housing units in 2000 came from the 2002 San Pedro Community Plan.

San Pedro was not a Census Designated Place (CDP) in 2000 therefore demographic data for the area is difficult to gather. 2010 Census data was used for the current San Pedro CDP and Santa Fe County demographic comparisons.

## IV. Community Issues identified through 2015 Planning Process

- Community members identified that the shooting area on BLM property within the planning area threatens the safety of residents and the quiet of the area. Community members are also concerned that it may present potential environmental hazards from associated build-up of lead as a residual from the ammunition.
- Community members are interested in examining the potential for expanding the planning area boundary to include open space and some parcels that have similar sizes.
- Community members identified increased traffic in the community that has increased noise and illegal dumping along the sides of the road in the area. It is assumed that the majority of illegal dumping is from people who do not live in San Pedro.
- Community members identified abandoned homes as a potential hazard for fire and vandalism.
- Community members identified a lack of good access to trails in the area.
- Community members identified a problem of vandalism in the community, particularly on road signs.
- Community members identified that it appears as if domestic well levels have dropped in the area.
- Community members identified a need for increased code enforcement in the area.