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County Manager

MEMORANDUM

To: County Development Review Committee

Date: Thursday, August 26th, 2010

From: Robert Griego, Planning Manager,
Jack Kolkmeier, Growth Management Department Director

Re: Sustainable Land Development Plan (SLDP) Recommendation

Summary and Update

The first draft of the SLDP was presented to the CDRC on October 1, 2009. The SLDP was revised and released to the CDRC in February, 2010. The participatory planning process has allowed for significant public input throughout the process to include a series of meetings in each Growth Management Area, public workshops held at the County Administrative offices, and multiple CDRC meetings. The CDRC has held ten Public Hearing on the SLDP. The Final Draft of the SLDP was presented to the CDRC at a Public Hearing in Stanley on July 1st, 2010.

The Board of County Commissioners has received regular updates on the SLDP throughout the process. On July 13th, the Board provided direction to staff to continue to work with the residents of the Estancia area regarding their concerns on the SLDP through mid August. The Board also directed staff to hold a Public Hearing on the SLDP in front of the CDRC in August and forward their recommendations to the Board along with any unresolved issues.

Staff has worked with the residents and stakeholders in this area to establish a working group and the Estancia Valley Growth Management Area (EVGMA) Working Group has met consistently to establish EVGMA objectives, objections, suggestions and proposed changes for each plan element. Based on the input from this area, it has become clear that this is a unique and specific area which will require a specific district planning effort.

Staff also recognizes that there are distinct areas throughout the County and proposes that the original Growth Management Areas be included in order to better understand and articulate the specific desired objectives for each distinct geographical areas in the County. The four areas are El Norte GMA, El Centro GMA, Galisteo GMA and Estancia GMA.

The GMAs were delineated for planning purposes according to certain criteria including: geographic boundaries with topographic features and hydrologic basins; continuity with existing Community Planning areas and boundaries to avoid fragmentation; delineation of political boundaries (i.e. Tribal lands, Federal lands, State lands); and other criteria.

The GMA Objectives, identified as specific desired directions for each GMA, is based on public input through the planning process. GMA Objectives identify specific desired outcomes for each area. The inclusion of GMA objectives is meant to enhance the communities desires and does not change the directives. It also does not change any of the community planning processes but looks at a larger area than a specific community or district plan.

Staff has received many comments that the SLDP does not clearly identify the terms used in the SLDP. Staff recognizes that many of these terms might be not be clear or may be interpreted in different ways. Therefore, staff recommends adding a glossary of terms.

Public concerns have also been raised regarding the mandates identified in the SLDP. Staff recommends revising Chapter 1: A Sustainable Vision for Santa Fe County to provide general direction for the County rather than specific mandates. Specific changes are recommended to Chapter 11. Requirements for existing homes to add rainwater capture is not feasible. Staff incorporated elements in Chapter 1 to delineate the Growth Management Area concept and GMA map, Regional Planning, Partnerships and Cooperation, and revisions to clarify the binding principles and plan purposes.

Plan recommendations regarding mining led to proposed changes in the SLDP Final Draft. Staff proposes amending Section 2.2.7 Mining to more clearly identify the need to include sand and gravel mining regulations in the SLDC. Proposed language changes include:

Policy 5.1.-Ensure that the oil and gas and mining ordinances are incorporated into the SLDC.

Strategy 5.1.-Incorporate existing mining ordinance to include sand and gravel mining into SLDC.

Summary and Recommendations

Staff has reviewed the input from residents of the County and proposes the following changes to the SLDP:

1. Revisions to Chapter 1- A Sustainable Future for Santa Fe County
2. Add Growth Management Areas Objectives for Each Plan Element
3. Add Glossary of Terms
4. Proposed changes to Section 2.2.7, Policy 5.1 and Strategy 5.1.2
5. Revision of 11.3.11.2 to remove language to require existing homeowners to add rainwater capture within 5 years.

Staff recommends that the CDRC consider all public comments at this Public Hearing. The CDRC should make a recommendation to the Board on the SLDP to include any proposed changes. The CDRC should identify any outstanding issues for the Board of County Commissioners to consider and forward to the Board.