

Dear Santa Fe County residents:

In this last part of my series on the Sustainable Land Development Code (SLDC), I will give an update on how the process for public input is going forward, and then I will briefly describe the chapters in the Code so that you can get an idea of what kinds of topics are included.

The SLDC Public Review Draft will be available on the county website, [www.santafecountynm.gov](http://www.santafecountynm.gov), next Wednesday. This will be a little less than a week before the next Board of County Commissioners (BCC) Study Session that is scheduled for September 11 at 10:00 a.m. Hardcopies will also be available for reference at various County offices, satellite offices, community centers, and libraries. Hardcopies of the Code (if you would like a copy of your own) will be available for purchase through the County Planning Division. These will cost \$35 and CDs \$2. For further information about how to access the Code, please contact Melissa Holmes at (505) 995-2717 or email [msholmes@santafecountynm.gov](mailto:msholmes@santafecountynm.gov).

There is always the possibility that there might be a slight delay in the draft Code release, and if that is the case, I will let you know. But staff is determined to release the Code at least several days before the next Study Session for the BCC.

After the Study Session, County staff will hold a number of public meetings in the different Growth Management Areas (GMA's) to introduce the major elements and ideas in the Code. These will begin with informational presentations, but staff will be present for a significant amount of time afterwards if people would like to talk one-on-one with any of the staff on specific subjects.

Following are the first series of informational public meetings (not so much for feedback) on the SLDC-Public Review Draft:

### **Series I: Informational Open Houses**

#### **Stanley Community Center**

Wed Sept 12th from 4pm–8pm  
GMA Estancia

#### **Pojoaque Satellite Office**

Thurs Sept 13th from 4pm–8pm  
GMA El Norte

#### **Galisteo Community Center**

Tues Sept 18th from 4pm–8pm  
GMA Galisteo

**La Cienega Community Center**  
Thurs Sept 20th from 4pm–8pm  
GMA El Centro

Later, there will be public meetings scheduled in each area of the County for the purpose of soliciting robust public feedback on the various provisions in the Code.

For more details on the Sustainable Land Development Code in general, there is a wealth of information at our website  
[http://www.santafecountynm.gov/growth\\_management/sgmp](http://www.santafecountynm.gov/growth_management/sgmp) .

Please feel free to send comments or concerns to me at any time, and I am delighted for you to pass this e-mail along to whomever you think might be interested.

Sincerely,  
-Kathy

Below is a listing of the chapters in the Code, as well as a brief description of what is covered.

### **Chapter 1 - General Provisions**

The purpose and intent of the Sustainable Land Development Code are outlined in this chapter. In particular, the SLDC is designed to be consistent with the goals, policies, and strategies of the Sustainable Growth Management Plan (SGMP). For example, the SLDC has requirements for adequate public facilities and levels of service with respect to roads, utilities, law enforcement, emergency services, open space, and affordable housing. (All of this is in line with the SGMP.)

### **Chapter 2 - Planning**

This chapter establishes requirements and procedures for the planning process (and community participation in that process) for a variety of different kinds of plans: Area Plans, District Plans, and Community Plans. Area Plans cover defined geographic areas of the County; District Plans provide specific planning and design for development that is centered around a specialized activity (i.e., transit-oriented plan);

Community Plans are centered around a specific community (we already have a number of Community Plans, i.e., the La Cienega Community Plan).

Since community participation is an important component of all types of planning mechanisms, the process specified herein maximizes community input and includes the creation of Community Organizations and Registered Organizations. These organizations will be notified when any planning activity of interest to them is going forward.

### **Chapter 3 - Decision-Making Bodies**

This part of the Code establishes the authority and responsibilities of the Board of County Commissioners, the Planning Commission (that will replace the County Development Review Committee), the Land Use Administrator, and the Hearing Officer (a new position).

### **Chapter 4 - Development Approval Procedures**

Chapter 4 establishes the procedures for filing and processing development applications. Tables will be included so that applicants can get a quick overall grasp of what is required for any kind of application, as well as how the process will proceed in time.

### **Chapter 5 - Subdivisions and Land Divisions**

This chapter establishes the general rules and regulations governing the preparation, review, and recordation of plats that divide land within Santa Fe County.

### **Chapter 6 - Studies, Reports and Assessments**

This section establishes all the different kinds of studies, reports, or assessments that are required for different types of developments. These might be such items as assessing environmental impacts, fiscal impacts, traffic, water availability, emergency service, adequate public facilities, and identification of archaeological, historic, or cultural sites.

## **Chapter 7 - Sustainable Design Standards**

This chapter establishes development design standards for roads, easements, building design, utilities (including water and wastewater), water conservation, parking, signs, storm-water management, solid waste, terrain management, landscaping, energy efficiency, open space, and lighting.

## **Chapter 8 - Zoning**

Chapter 8 establishes the siting, uses, and densities associated with a number of different kinds of Base Zoning Districts: agricultural, commercial, residential, industrial, and mixed use. In addition, it will define certain kinds of Overlay Zones that address special conditions. The four that will be initially established are Rural Commercial, Community, Environmental and Resource Protection, and Historic Preservation Overlay Districts. There will be matrices that will show the uses that are allowed as well as those that are prohibited. Uses can also be permanent, accessory, or conditional.

## **Chapter 9 - Community Districts**

The Community District has been a zoning tool used by the County to preserve and protect unique communities and areas through the implementation of an adopted Community Plan. In the future these will be required to be consistent with the Sustainable Growth Management Plan. This chapter sets forth the standards and procedures for the establishment of a Community District Overlay Zone. It will also incorporate existing Community Plans into the new Code.

## **Chapter 10- Supplementary Zoning Regulations**

The purpose of this chapter is to establish standards for certain kinds of special uses that require unique design considerations in order to protect surrounding property values or to protect the public health, safety, and welfare. These regulations are to make sure that special uses remain compatible with the other permitted uses in a particular zone.

## **Chapter 11 - Developments of Countywide Impact**

Developments of Countywide Impact are those kinds of developments that have significant impact on the whole County. Examples are oil and gas development, as well as mining. By the way, the existing Oil and Gas Ordinance will remain in effect until it is incorporated into the overall Land Development Code.

## **Chapter 12 - Growth Management**

This section of the Code implements the County's Capital Improvement Plan (CIP). The CIP prioritizes the need for public facilities, estimates the cost of those facilities, and analyzes the fiscal capability of the County to finance and construct the facilities. It also establishes financial policies to fund improvements and provides a schedule for moving forward with the construction.

Adequate Public Facilities Regulations (APFRs) are regulatory measures used in the Code to evaluate applications for development approval. The purpose of APFRs is to maintain sustainable County growth by ensuring that infrastructure and services necessary to support proposed development are adequate and available at the time that that development occurs.

## **Chapter 13 - Housing and Affordable Housing**

The purpose of this chapter is to specify regulations for new development that will promote affordable housing, as well as mechanisms to insure the long-term affordability of any units that are built under these requirements. This will consist of inclusionary zoning, as well as other provisions for alternate means of compliance for those developers who do not wish to build affordable units.

## **Chapter 14 - Inspection, Penalties, and Enforcement**

Chapter 14 delineates procedures for inspections, penalties, and enforcement of violations of the SLDC. Also included is the description of a new County certificate of completion that will be required for each development permit issued under the Code.

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