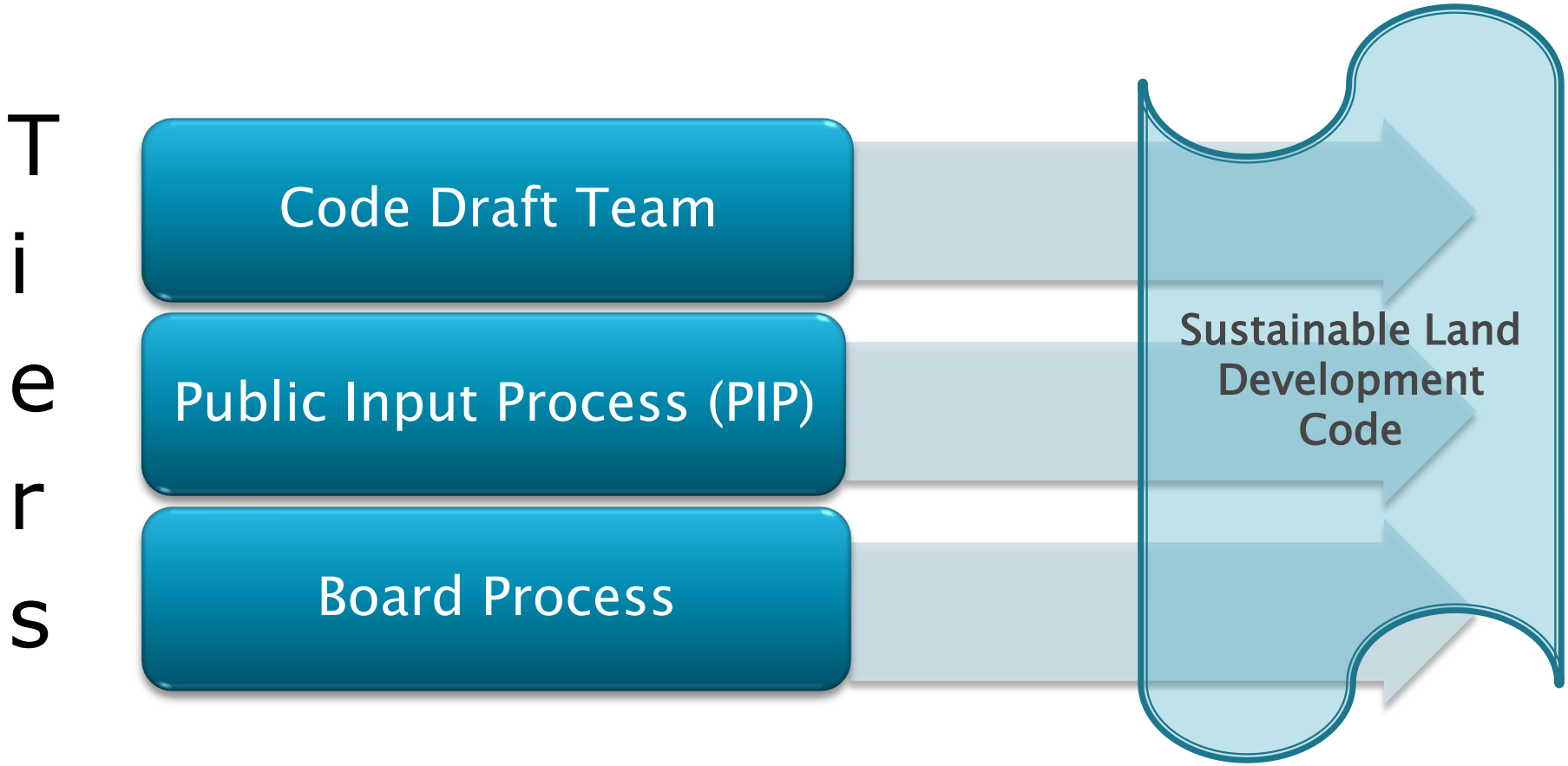
Santa Fe County Sustainable Land Development Code (SLDC)

Public Input Process (PIP)
Southern Santa Fe County
Edgewood Middle School
May 18, 2011

Introduction

- Acknowledgements:
  - County Commissioners
  - Staff
  - Public-Citizens attending the meeting

Three Tiers of Public process:



What is the Code?

- The Sustainable Land Development Code (SLDC) will replace the existing Land Development Code for the County.

- The SLDC will implement the goals, policies, and strategies of the adopted Sustainable Growth Management Plan (SGMP).

What is the SGMP?

- Provides a roadmap for a sustainable future for Santa Fe County.

- Provides direction for planning, land use, fiscal responsibility and the development of a County Strategic Plan.

What Does A Code Do?

- Defines zoning and land uses.
- Defines procedures for land use.
- Defines rules and regulations for land use including design standards and densities.

What Does A Code Not Do?

- Raise/lower your tax rate
- Correct imbalances in services
- Fix issues such as transfer stations and animal control.

What are the impacts of a Code?

- Code impacts: zoning, water, traffic, pollution, trails, open space, community planning, quality of life, proximity of goods and services, quality of life, preservation of property values, government services.
- Subdivisions, property improvements, home businesses, procedures and fees are regulated through the Code.
- City residents are also County residents and are impacted by development in the County.

Three Important Questions

1. What can I do on my land?
2. How does my neighbor's activities on their land affect me?
3. How does this affect everyone else?

Section 2: SLDC Public Input Process

Public Input Process:

The Goal:

"Make sure citizens are <u>heard</u> by decision makers"

How Will We Ensure that Citizens Are Heard?

- Identify Concept Decision Points (CDPs) to define policy early in the process.
  - Discuss Alternatives for implementing in Code
- Use appropriate technology to help manage input and encourage participation.
- Help educate public about issues so decision makers can receive input that has been well considered so good solutions can be identified.
- Help groups and individuals organize input for maximum impact

How Can Citizens Ensure that they are Heard

- **Understand the big picture: What are all the sides of policy?**
- **Work with Diverse Groups to arrive at a common solution.**
- Communicate clearly and concisely
- Apply the Golden Rule:
  - Treat decision makers, staff and other citizens with respect
- Be Honest-Present facts & acknowledge bias
- Understand political realities and work with them

Understand the big picture

- Decision makers have to look at all sides of an issue.
  - How does this affect individuals?
  - How does this affect nearby neighbors and the community at large?
  - What are the effects over the long-term.
    - 20 years? 40 years? 100 year?
  - What is the cost of implementing a policy … and who is paying?
  - What happens when many people countywide are doing the same thing (i.e. it's more than just you)?

Let's Create a New Paradigm!

Existing	New and Improved
Fear	Courageous Engagement
Despair/Apathy	Enthusiasm/Action
Anger/Divisiveness	Working Together/ Solutions

Public Input Meetings

Overall Purpose of Meetings

- Educate community members about CDPs
- Hear from community members about CDP policy impacts
- *Try to arrive at solutions*
- Clarify positions to provide clear input to decision makers
- Shift from CDP discussion to code discussion as code is released . Identify CDPs that remain in the code and discuss.

SLDC Public Input Process Phasing:

Phase 1: May/June 2011	Phase 2: July/October 2011	Phase 3: Nov./Dec. 2011
• Identification of Concept Decision Points (CDPs) • PIP –CDP Input • BCC –CDP Decisions • Code Team– Incorporation of CDP Decisions into SLDC Draft	• Code Draft Segments Review for CDPs • PIP CDP Input on additional CDPs • BCC –Decisions on additional CDPs • Code Team – Incorporation of CDP Decisions	• Final Code Draft • Public Hearing Process

Phasing Outcomes:

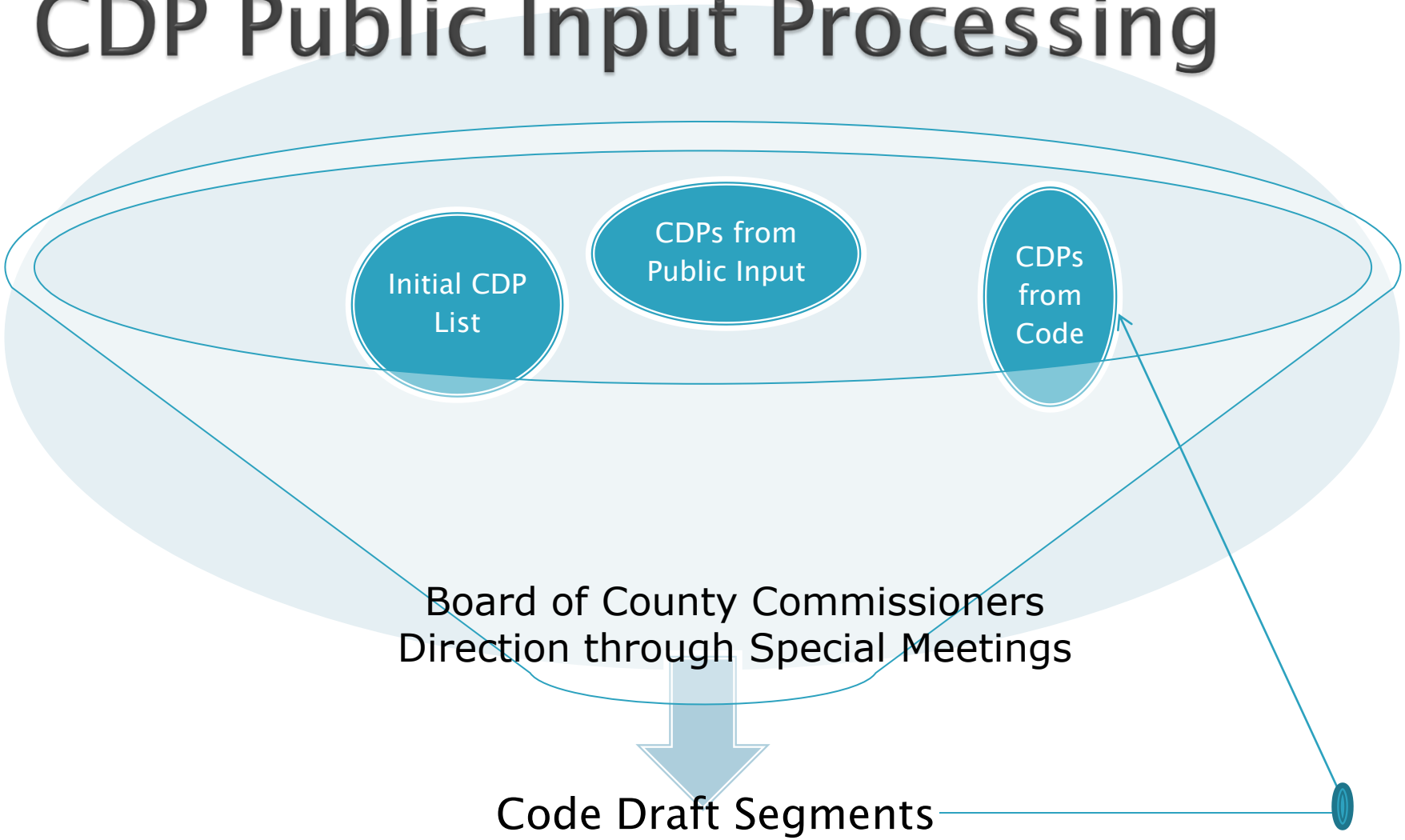
•Code Draft Elements for Public Review. Additional CDP's identified.	•Implementation of CDP segments into Code draft. • Additional Code Elements released for Public Review.	•Code Draft Public Review Process •Code Draft Public Hearing Process

Concept Decision Points and Implementation Details

- ***Concept Decision Points (CDPs)***
  - Define major policy decisions
  - Presented as a question with alternatives (one or several may be chosen)
- ***Implementation Details***
  - Specify the details related to a policy decision (may actually define policy)
  - Presented as a question with alternatives (one or several may be chosen)

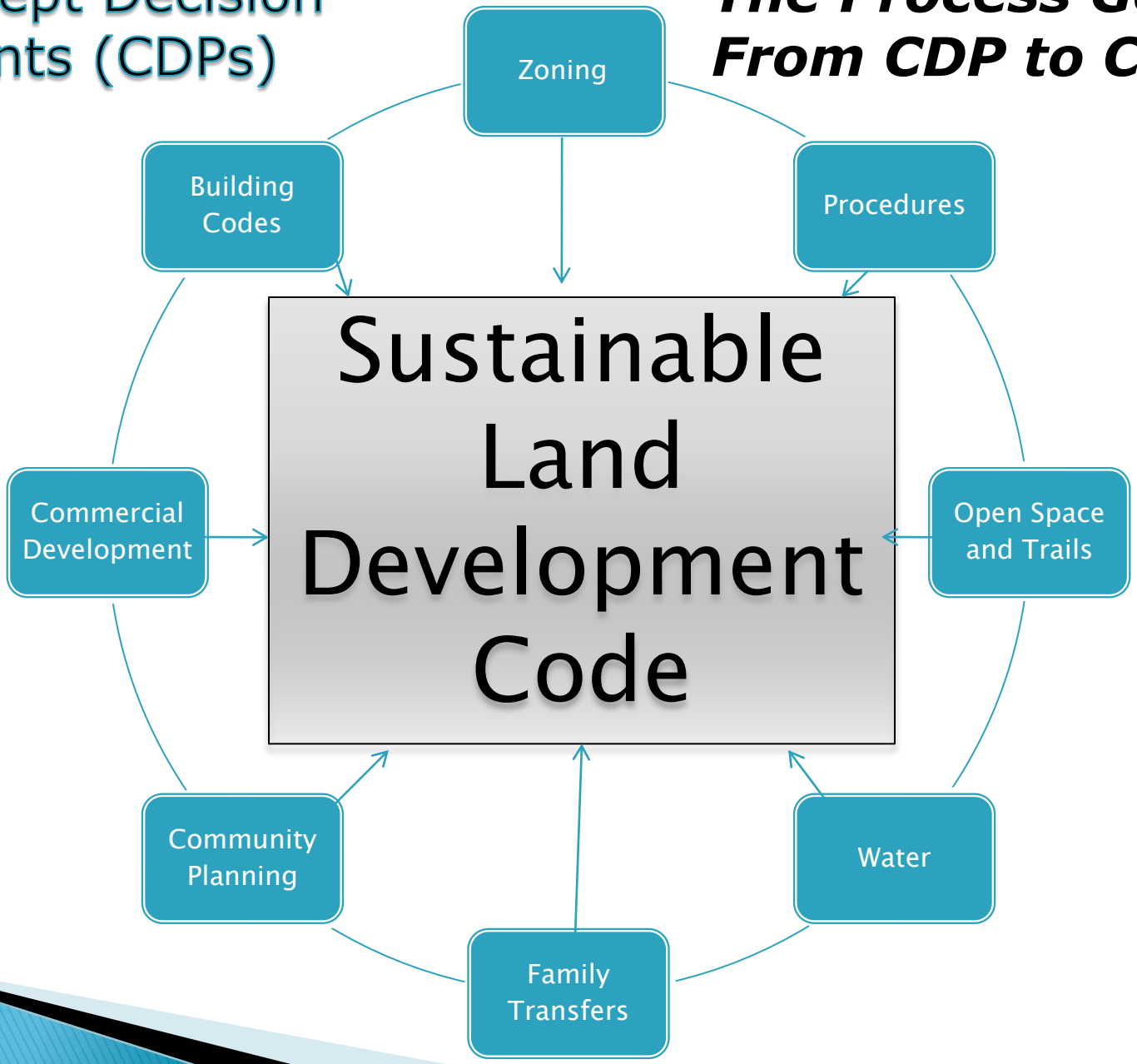
As we go through the process, we will determine what level of detail is appropriate

CDP Public Input Processing



Concept Decision Points (CDPs)

The Process Goes From CDP to Code



Technology and How It Can Help

- *Appropriate technology will be a critical part of the process. It will encourage:*
  - Feedback which proves the public is being heard
  - Transparency
  - Participation

- *These are the major technological pieces:*
  - A Public Input Data Base
  - Message Forum
  - Wiki Page
  - Remote meeting mechanisms
  - Social Networking and email notifications

Public Input Data Base

- Public or staff can directly enter comments into a data base
- Track a status of each input item
- Sorting and searching capabilities
- Board can look directly at public comments

Message Forum / Wiki

Message board

- A place to hone input into the PIDB
- Discuss events or process related to PIP

Wiki

- Groups could work together to find common solutions
- If not a common solution, interest groups could at least agree on input

People Who Aren't Comfortable with Technology

- Staff can guide individuals to use PIDB
- Telephone contact lists for people who don't use email or the Web
- Sufficient pubic meetings to let people express themselves without technology.

Section 3: Concept Decision Point (CDP) List

Current CDPs:

- Building Codes
- Community Planning
- Home Based Businesses
- Open Space and Trails
- Procedures
- Transfer of Development Rights
- Water
- Zoning Density
- Zoning Exceptions

Section 4: Tonight's CDPs

Home Based Businesses

Community Plans/Planning Districts

CDP # 1: Home Based Business

Should there be intermediary levels for home based businesses?

- Only one level
- Home occupation, home business, commercial business
- Multiple intermediary tiers

Background

- Current regulations allow for two choices: home occupations or commercial zoning. It is possible to create intermediary levels.
- Several community plans currently implement two levels home business and home occupations.

Discussion Points

- More levels allow for expedited process for occupations that have minimal impact. Encourages economic development
- More levels creates more complexity in the code.

Home Based Business (continued)

Should Restrictions Be Based on Density or Zoning area?

- Density
- Zoning area
- Both
- Neither

Background

- Restrictions for home based business minimize impacts to neighbors.
- Typical restrictions are # of employees, noise, light, visual impacts, etc.

Discussion Points

- More differentiation makes rules appropriate to region. Levels allow for expedited process for occupations that have minimal impact.
- Encourages economic development
- The less the density, the less impact there are on neighbors
- More levels creates more complexity in the code

Home Based Business (continued)

Should there be expedited procedures for Home Based Businesses?

- **Yes**
- **No**

Background

- Currently Home Business Licenses Permits costs, application time for processing, inspections required.

Discussion Points

- Can an expedited, fast-track procedure be defined (i.e. sole proprietor, home based office use)?
- How should neighbors be notified? Does scale of operation matter? E.g. traffic/noise impacts.
- What level of review is appropriate? Does scale matter to who should review the application?

Home Business (continued)

Procedures

- *What permitting procedures should be in place for expanding home based businesses?*
- *What inspection procedures should be in place for reported for violations for home based businesses?*

Background

Discussion Points

CDP # 2: Community Planning

What will communities be able to amend through their Community Plans?

- **Future Land Use to determine:**
  - **Zoning/density/land uses/design standards?**
- **Uses that impact (like mining?)**
- **Procedures?**

Background

Discussion Points

Community Planning (cont)

What will communities be able to amend with the creation of a Planning District?

- **Future Land Use to determine:**
  - **Zoning/density/land uses/design standards?**
- **Uses that impact (like mining?)**
- **Procedures?**

Background

Discussion Points