

SLDC Adoption Draft Public Meeting, December 2, 2013

Santa Fe County Public Meeting Summary

Public Meeting: Presentation and Review of the Sustainable Land Development Code Adoption Draft, October 2013

DATE: December 2, 2013

PLACE: Santa Fe County Pojoaque Satellite Office

TIME: 6:00 pm- 8:00 pm

Topics:

1. Lot coverage
2. Levels of service- attained?
3. HERS 70
4. Solid Waste Management – manure
5. Zoning as it relates to horses
6. Mixed Use Districts in SGMP and SLDC
7. Road Design Standards
8. Flood Prevention and Control
9. Trail standards and design

Lot coverage

- set backs apply
- large lot coverage
- could I roof over 4 acres of 5 acre property?
- Could I cover 90% of my property with a house?
- Would prefer to go back to lot coverage

Levels of Service

- Pg 266 12.1.3.2
- SDA-2? Can development go in even if LOS is not met?
- -make more clear directed towards applicant/make more clear
- -here, primarily infill—can this go on even if LOS is not met?
 - Does infill go ahead?
- Disagree with proposal: cumulative impact of infill will degrade

- Developments (~5 homes) with increased traffic should have public input when making road improvements.
- Residential Performance Standards
- Pg 95 7.3.1.6
- Flag lots

HERS 70

- Important to do, most construction in Albuquerque is 60 or lower
- Less expensive in construction rather than retrofit—makes big difference in livability.
- How can people utilize traditional building methods/ material?
- Add Appendix explaining HERS rating (0 vs 100)/ achievement goals/ cheat sheets
- 3rd party accreditor—hold accountable
- Important for Code to be looking towards the future—energy costs going up
- How can we incorporate water/gray water credits? Incentivize people to conserve?
- SLDC is consistent with Sierra Club goals. Water and energy go together.

Solid Waste Management

- Pg 235 7.20.2.5
- Manure is not accepted at landfills
- 2 horses, 50lbs per horse per day = 3000 lbs of manure per month
- \$180 for truck + \$44 per ton= \$290 per month for manure removal
- Prohibitively expensive
- Allow for composting, spreading, harrowing
- Complement addition of registered organizations—Horse Friends
- Colorado State University is an example of a good composting program
- Manure is not a waste product
- Add provision for composting on page 195?

Zoning as it relates to horses

- Number limits not applicable to all horse boarding
- Conditional process is burdensome for small start-ups, less than 20 acres
- Where can we find what a traffic assessment entails?
- Rural Residential—extend permitted use for equestrian boarding facilities
- Home business permitting works great already
- What is the financial difference to change a C to a P?

- Why change limit from 6 horses to 5?
- Commercial Use is the key difference
- Making a historic lifestyle/activity conditional can be deleterious
- The code can't address all problems in all places

Mixed Use Districts

- Mixed Use only in SDA-1?
- 8.11.3 Look at community district
- -no mixed use districts in the Pojoaque Valley
- -SLDC will eliminate mixed use districts
- -allow community plans to rewrite underlying zoning

Road Design Standards

- Pg 127
- Fire access 20' and 10' easement on either side for a private driveway—any house 2 or more
- Include provision: A new road shouldn't have to be bigger than the road leading to it.

Trail Standards

- 30% behind in trail service
- Standards are too high
- Acquire the trails but leave as open space with no standards
- 7.4.4 Hard surface is less desirable. You can't have horses on hard surface.