

Sustainable Land Development Code, Public Review Draft,

La Cienega Informational Open House

Meeting Summary
September 20, 2012

Duration: 4:00 pm – 8:00 pm

Present:

County Representatives

Commissioner Holian, Santa Fe County Commissioner District 4

Penny Ellis-Green, Assistant County Manager & Interim Land Use Administrator

Stephen Ross, County Attorney

Robert Griego, Planning Manager

Wayne Dalton, Building & Development Supervisor

Jose Larranaga, Senior Development Review Specialist

Steven Brugger, Affordable Housing Administrator

Elisabeth Salinas, Community Planner

Community Members

9 participants

General overview

4:00- 4:45: One-on-one discussion among staff and community members.

4:45-5:30: Robert Griego presents an overview of the Sustainable Land Development Code, Public Review Draft (SLDC PRD) by chapter.

5:30-7:15: Questions and answers regarding the SLDC PRD.

7:15- 8:00: One-on-one discussion.

Questions and Answers

Will community planning ordinances remain in effect under new code?

Yes, the SLDC, once adopted, will replace the code in its entirety with the exception of existing community planning ordinances and the oil and gas ordinance.

When will the SLDC be adopted?

The SLDC is currently a “public review draft”. After seven weeks of holding public meetings and soliciting public feedback on the SLDC, Public Review Draft, the county will be incorporating public comment into the document and producing a “final review draft” of the SLDC. The county will hold formal public hearings on the final review draft and will submit the final review draft to the Board of County Commissioners to review and adopt, as appropriate, with any amendments.

Will the SLDC require amendments to the SGMP?

The SLDC will implement the SGMP which has already been adopted but which may be amended. It may be necessary to amend either the SLDC or SGMP to make them consistent with one another.

Do new procedures consider the cost of procedures?

Yes, the new procedures should be cheaper.

Will family transfers be easier or harder under the proposed new code?

They will be the same level of difficulty.

Should applications for new development prepare a study/ report/assessment to determine the adequacy of public safety services to serve new development as a standalone subject?

Only certain development applications will be required to prepare studies/reports/assessments. Those that are required to prepare studies/reports/assessments will address public safety services under the “Adequate Public Facilities and Services Assessment”.

Will all development need to meet with neighborhood prior to application?

No, only certain types of discretionary development.

Who will serve as the Hearing Officer?

The Hearing Officer will be a neutral figure to establish record for certain development approval processes and to make recommendations for certain development approvals. The Hearing Officer figure will most likely be someone under contract with a legal background. There may be more than one Hearing Officer appointed.

Do community planning ordinances take precedent over the SLDC?

The Community planning overlays will take precedent over the SLDC in cases where there are differences.

What if community wants crummy roads? Can they put that in there ordinance?

It would be up to the BCC to review the crummy road standards and decide if they are appropriate.

Can I build on to my agricultural building if in a floodplain?

Probably if it's not used for habitation and is not in a floodway. If it were used for habitation, elevation would probably be required.

What happens if neighborhood covenants differ from SLDC?

The County will not enforce covenants but it will enforce the SLDC. Neighbors can sue to enforce covenants.

How can we get away with stricter requirements for the number of non-family employees?

Standards are meant to take into account neighborhood impacts. They will be enforced via business licenses.

How will nonconforming uses be dealt with? What about illegal uses?

[unclear answer]

County should consider supplemental zoning standards for medical marijuana establishments.

The county has not yet considered supplemental zoning standards for medical marijuana establishments but it will.

What about old County ordinance that 2% of the sales price of new development be provided to schools as an impact fee?

The County will not be assessing any impact fees for schools based on state law.

How County when roads are not adequately maintained and county is asked to take them over?

Chapter 7 contains standards for dedicating roads.

Why regulate mobile homes built before 1975.

The state regulates mobile homes built before 1975. They are dangerous.

Points of discussion

Use table should be reviewed and refined.

Another next step in the SLDC process will be updating 13 community plans.

Regarding impact fees, staff will be recommending that the County not implement impact fees until the building and real estate sector recovers. Impact fees probably cannot be applied retroactively. When they are assessed, they will be assessed at time of sale.