**Sustainable Land Development Code, Public Review Draft,**
**Series III Meeting: Zoning & Standards**
**El Centro Meeting Summary**
**Nancy Rodriguez Center October 11, 2012**

**Duration:** 4:00 pm – 8:00 pm

**Present:**

**County Representatives**

David Gold, Consultant to the County

Penny Ellis-Green, Deputy County Manager & Interim Growth Management Director

Robert Griego, Planning Manager

Sarah Ijadi, Senior Planner

Eric Aboe, Energy Specialist

Wayne Dalton, Building & Development Supervisor

**County Commissioners**

Commissioner Holian

**Community Members**

12 community participants

## General Overview

4:00p.m. - 6:00 p.m., One-on-one discussion among staff and community members.

6:00 p.m. - 8:00 p.m., Facilitated group discussion.

Meeting concludes at 8:00 pm.

## Key Issues, Questions and General Discussion

### SDA -1, Allowable Uses & Holding Zones

What uses are allowed in SDA -1? According to the zoning map what uses will be allowed in the Baca/Airport area and along State Road 14 and 125-?

*County: Basically much of that area is in a Holding Zone (referred to hatched lines over areas in SDA-1) - but for areas in SDA-1 the intention is to allow mixed-use & non-residential s zoning*

Does this include factories?

Around 599- currently there are warehouses. What's allowed under the Holding Zone designation?

*County: Base zoning for those areas will be rural residential which is 1 unit per 10 acres- To get mixed-use or non residential zoning development, the thinking is that development should come in with as a Planned Development District.*

So the area adjacent to Piñon Hills shows a zoning density of 1 unit/ 10 acre?

*County: Yes, a base zoning density of 1 unit per 10 acres.*

The Airport Development District does not include property in the Tres Arroyos de Poniente Community Plan (TAP PLAN).

How does SDA 1 relate to the Zoning Map? We are particularly concerned about the area fronting 599, adjacent to Piñon Hills and the "airport development district".

**Criteria for Zoning**

How did the County come up with zoning decisions? Did the County consider water supply as a factor in zoning?

Water should be a big consideration when zoning. For example, the private property north of Tesuque Pueblo (Peter's property) with steep slopes, no waste water, no access should be 1 unit per 160; Instead the County shows it as Rural Fringe with a density of 1 unit per 20 acres.

When will "official" version of the zoning map be available?

*County: After public comments.*

**Planned Development Districts**

What rights are associated with a Planned Development District (PDD)?

What say would the community have in the review / approval of a PDD?

PDD density is up to 5 units per acre; this is urban densities and is scary.

In a cumulative way, this could create major impacts for future.

4.1 & 6.1 table are different for SRA's which do I use? The question relates to pre-application neighborhood meeting requirements.

PDD needs a closer look; 5 units per 1 acre is a real concern.

Can a PDD come in as a minor subdivision?

*County: The approval/ review process for a PDD requires the applicant to go through rezoning and submit a major site development plan.*

Would County be required applicant to provide an Environmental Impact Report-(EIR) for a PDD? Table 6.1 shows "as needed".

**Water Availability**

Is there enough water for already approved / but un built development? Is there enough water available to serve existing commitments?

*County: The county utility's objective is to balance-customers/supply. Preference goes to plans that are ready to go with special consideration for those with affordable housing.*

The SGMP (Plan) goal stated getting people off of ground water, right?

*The Diversionary Rights (Buckman Direct Diversion) makes water available to approximately 11,000 customers.*

*There will continue to be development based on ground water.*

Does County have enough water based on SDA and Zoning Map? At build out?

Recommend a hydrologic study of the zoning map to determine whether it is appropriately zoned.

*The Diversionary (BDD) capacity is 1700 acre feet which can supply 11,000 units. The County has committed 300 acre feet of the 1700. That leaves 1400 acre feet for 8000 units.*

If everything builds out according to zoning map, will there enough water?

If not, is there a contingency position in the code? What if there is a priority call? In 15 years?

*County: Zone map does not mandate built out; it only shows what is allowed.*

**SDA-2 and the term "Urbanize"**

Mixed used areas may make sense, the county needs financial base. One reason for location is transportation facilities (I25 & Airport).

Language related to SDA-2 states the area will be urbanized in 10-20 years. The term "Urbanized" is not appropriate; why used it?

*County US Census considers any area with a density of more than 1 Unit per I. 25 acres as urbanizing.*

*Generally, a rural economy is viable at low densities beginning at 1 unit per 40 acres.*

Do areas "developed" at 1 unit per 1,2.5,5,10-acres (SDA 2) mean they are urban? Don't think so.

Urban, Suburban, Rural what are the densities associated with terms?

The term urban is scary; Cerrillos road is urban.

**SDA-1, the Airport Development District and areas adjacent to Pinon Hills**

SDA 1 is a back door to intense development rights on our door steps (Pinon Hills). Anything using a lot of water will impact our area; we are all on ground water.

*County: SDA 1 will require hook up to County water.*

More intense development will increase traffic problems for the area.

Increase in potential fire hazards is another concern.

Increase in density exacerbates problems: traffic, fire, dust, light pollution.

More appropriate for area is a maximum density of 1 unit to 10 acres.

Increase in density will increase traffic noise on 599 which already given an exemption from federal Is Is there a transition to lower density? Or is there a buffer area required for industrial development?

*County: Airport development district plan proposed aa buffer area but it didn't get approval. The zoning map now shows hatched on area-not mixed use or industrial it is a holding zone and there is a need for a plan for the area to determine circulation, buffer areas, etc.*

Buffer area for industrial Zones & scenic highways should be written into SLDC. Is the SDA-1 going to stay as mapped? Are regulations associated with it written in stone?

Recommend moving King Land from SDA-1 to SDA-2 because property is located adjacent to existing residential development.

**San Marcos & Highway 14**

San Marcos area is adjacent to potential mixed- use zoning district as shown on Zoning Map.

Development should not be built up Highway 14; this will be devastating for people who drive home on that road.

The area south of the State Penn is shown as a holding zone. This seems wrong, it includes Bonanza Creek Ranch. It's a scenic byway road- and rural, this needs to be corrected.

**Mediation, CO's & RO's**

Is there an official process of mediation in the code?

*County is looking at the recommendation to insert language similar to City Albuquerque's mediations program into chapter 4 and possibly require mediation before application is submitted for review.*

How are Community Organizations (CO's) and Registered Organizations (RO's) dealt with?

*Notified as part of the development review process and will be contacted for the pre-neighborhood meeting*

What if the County is putting in water line and not required to follow development review process; will CO's /RO's be notified? Code may imply CO's/RO's will receive notification on County infrastructure; if not put it in.

Airport Development District plan didn't go forward; we didn't know; how can the adjacent area be notified on plans or developments in that area?

*County: Through CO's & RO's – if they register and identify the area or issue as important for notification.*

*8.8.1 commercial / 8.8.2 industrial / non residential districts lack "location criteria" particularly if they are next to residential development. Requires a master site development plan.*

**Zoning Code, Policy and Law**

The Board of County Commissioners look at the letter of law- if one person gets approved with Mixed – Use Zoning-it will set a precedent and means anything that follows can be developed.

The SGMP was a plan- policy; BCC follows the Law- the SLDC is the zoning code which is law and it is our opportunity to make LAW.

**Protection Areas and Maps from previous Frielick Phase**

We worked on maps showing areas for protection. How do they relate to Protective or Historic Overlay Zone? Bring forward maps done by the communities from Frielick Phase.

**General Question/ Comments related to information gaps:**

- ✓ Provide background on Level of Service calibrations.
- ✓ Where are Impact Fees?
- ✓ Address funding for enforcement.
- ✓ Is Impact Fee's structure for property owners or developers?
- ✓ How will community plans maintain integrity?
- ✓ Address chronic abuse of lot splits.
- ✓ Nothing in the code on trails; what will be done regarding trails?
- ✓ Antiquated subdivisions should be addressed in the SLDC. How will code deal with non conforming uses including the antiquated subdivisions.