

**Sustainable Land Development Code, Public Review Draft,  
Series III Meeting: Zoning & Standards  
Galisteo Meeting Summary  
Galisteo Community Center October 16, 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

Vicki Lucero, Building & Development Manager

Robert Griego, Planning Manager

Sarah Ijadi, Senior Planner

Eric Aboe, Energy Specialist

Vicente Archuleta, Development Review Specialist Senior

Joseph Gutierrez, Community Services Director

**County Commissioners**

Commissioner Holian

**Community Members**

6 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 concluded at 8:00 pm.

**Key Issues, Questions and General Discussion**

**Zoning & Land Use**

What was process for developing Zoning Map relative to the Future Land Use Map (FLUM) in the Sustainable Growth Management Plan (SGMP)

*County: Reasonable and defensible compromise b/t no development & total development*

But relative to FLUM?

*County: FLUM was done by committee. FLUM did not assign densities- FLUM just has general character of Land Use categories and Pattern of lot sizes.*

*In addition to water constraints, 20 other factors are considered to result in a maximum reasonable density. There are also specific issues related to character of ground water availability. For example*

*in the Galisteo area the current density allowed is based on homestead zone allowing 1 unit per 160 acres, on zoning map it is Ag/ Ranch with same density.*

*Developments such as the Galisteo Preserve-/Eldorado/Las Campanas are similar to the intent of planned development district and are based on master plans. This is not reflected on the zoning map.*

What degree did census data play in planning? Future Projections?

*County: The future projections that the County used for SGMP was not directly from the Census. They came from UNM BBER which did a study for county in 2008/2009. They further disaggregated into sub areas.*

Transportation Network should be considered in zoning scheme.

*County: Current planned transportation networks and utility service areas done by county should be reflected in SDA's to prioritize what areas the County will serve.*

What is the next step for the Galisteo Community Plan? It has an approved land use plan; what do to in meantime while we wait for code?

*County: Portions can be codified as a Community Planning District Overlay Zone and come in as part of the SLDC and adopted with the code adoption or possibly as a standalone Zoning Ordinance before SLDC is adopted.*

Has the County done an inventory of number of acres in each Zoning district?

*County: Yes but have not yet added up the totals.*

As a basic info request; did the county look at demand related to FLUM categories?

For example can SDA-1 accommodate 50 years of growth?

*County: That has not yet been calculated. Density is not yet assumed. SDA-1 has holding zones with a density of 1 unit to 10 acres. If a higher density is applied, it could accommodate at least 20 years of growth.*

Granny flats, (accessory dwelling units), are considered affordable housing in some cities. If used as rental housing can a granny flat be used as a credit to affordable housing requirements?

*County: Chapter 13 deals with affordable housing. The Board of county Commissioners is considering amendments to the affordable housing ordinance and this is being done separately from the SLDC.*

Planned Development Districts (PDD) is like a floating zone requiring a master plan. The PDD zoning seems too loose with no location or density standards.

Advantage of a PDD is that someone could apply if they have a "better" master planned community.

Process is now open ended.

What are noticing requirements for re-zoning property?

*County: a notice sent through the mail to property owners within 500' of development, notice in paper, convening a pre application neighborhood meeting in which developer notices CO's & RO's.*

Are there limitations for religious organization?

*County: Basically, they are permitted throughout the county as permitted uses in all zoning districts.*

Are they exempt from property tax?

*County: yes*

County should look at uses from an economic development perspective. Universities are a good example. SLDC should encourage universities which attract retired professors.

*County: Most educational uses permitted throughout and are conditional in higher density areas.*

### **Changes from the Current Code**

What are big moves (changes) from previous Code to new Code?

*County: The zoning map is parcel based zoning by district. The previous (current) code is based on Hydrological Zoning. There is a Use Matrix (Appendix B) with new code identifying permitted, conditional, accessory and prohibited uses in each zoning district.*

*Regulations related to Growth Management (primarily Chapter 12) are a big shift from current code; new regulations requiring adequate public facilities. To implement the County must create a Capital Improvement Plan, (CIP) and adopt Level of Service standards (LOS's). Development must provide assessment/report on whether there are adequate public services and facilities which will vary with SDA's and where development is located in proximity to pipes.*

*There are also new energy standards for new homes.*

Are there different processes used for submitting?

*County: Yes. For example Home based business under new code; they will be categorized in 3 tiers and process for approval will be easier for no impact home based businesses. Allowing Accessory Dwelling Units is new. An accessory dwelling unit can be constructed on part of property for family members to live in without division of the land.*

### **Open Space, Parks & Trails**

Open space purpose statement is excellent, where is the rest?

Where did the standards come from for example 7.15.3 a park for every 200 residents? How do you figure household size?

*County: Generally, to determine number of residents, the developer or County will project out using census data on average household size. A better criteria may be to use number of units versus residents for standards and regulations.*

Open space/trails- why is this section 7.15.3.2 RESERVED?

*County: Standards have not yet been created. Lot coverage standards in each zoning districts does create open space. Not for public open space but for private open space. Table 12.1 Shows adopted level of service (LOS's) for Public Park, Trails & Open space Standards in Chapter 7 are geared toward individual developments, which for subdivision require a neighborhood park to serve the subdivision.*

*LOS in Chapter 12 pertains to County owned parks.*

Eldorado is a good example of trails and open space. The Green belt & open space preserve are good ratios for residents to number of acres open space or feet of trail. Overall the original development did a good job looking at the terrain and using flood areas for open space. The same approach or ratio is not true for every area.

What is ratio of Eldorado residents to open space/trails? It may be worth looking into for SLDC LOS and standards.

*County: The Community College District (CCD) standards are an example that the County has used to require open space and trails.*

Who developed CCD plan/ zoning?

*County: The county & property owners in collaboration mapped out areas generally, for example, drainage areas, trails & transportation network. A district plan for various areas may need to be created in order establish broad trails & open space area.*

Eldorado looks open due to its density. Amount and location of open space & trails may be different in higher density areas. Open space & trails standards may be best based on density

### **Fiscal Impacts**

When will fiscal impact study be over? When the SGMP was approved, the commissioners agreed to do a fiscal impact study.

*County: A study will be done.*

What will it cost the county? There are costs to developments and to county for infrastructure. Are we looking at that?

*County: In 2010 for the SGMP a study was done.*

It is necessary to understand economic feasibility for what we're doing, including schools, fire protection etc.

If code limits land available for development raw land price goes up and taxes will go up.

If cost goes up, this will discourage all development. Now there is a problem in the county with obtaining loans, particularly real estate development loans. The banks have stopped approving those loans.

Currently, how do we police family relations? (Related to accessory dwelling units and general growth issues).

### **Water and Water Conservation**

Will there be a specific meeting to address water issues?

The community is always concerned about water and why we water golf courses etc- The supply can't support water for many uses. What should be standards for individual water users? Not sure.

Water conservation section seems okay, it is mostly common sense.

We are not thinking about using water wastefully as much as we did in the recent past. The signs discouraging wasting water are no longer posted everywhere. There is a need to get people to realize limits. Education is important.

*County: The SLDC requires the signs related to water conservation.*

Is the county system a tiered billing system?

*County: Yes*

Conservation standards should be to cheap rain barrels

Education on water, limits to water and types of vegetation that will last. Why are nurseries selling plants that will take too much water to survive?

In Las Campanas water is being used at a million gallons a day on golf course. This could sustain 1 household for 60 years. We need to make people AWARE.

Las Campanas uses raw water directly from the river for the golf course from the Buckman Direct Diversion. The agreement with the County is that the County will deliver 600 acre feet of raw water to Las Campanas. Over the summer, the City provided well water, (approx 300 acre feet of treated potable water), to make up for a raw water the County was unable to deliver due to technical problems.

The price of water rights has gone down.

Rio Grande water can supplement ground water. We should not pump out more than can be replenished It is better to use treated wastewater.

We need to figure out how to take out less from the aquifer, reduce reliance on ground water. Another source is rainwater; 95% of water that falls evaporates before we can capture and use it.

Are commercial buildings required to harvest water?

*County: Yes, the current ordinance and SLDC require commercial development to install cisterns.*

Is the approach requiring proof of 100 year water availability a VALID approach? We don't know!

More attention placed on water conservation, this may require that all homes are required to have a cistern not just those larger than 2400 sq. ft.

We do know a lot. The County and broader Espanola Basin has been very well studied and modeled. We have a lot of data.