

SANTA FE COUNTY

SPECIAL MEETING

BOARD OF COUNTY COMMISSIONERS

August 27, 2014

This special meeting of the Santa Fe Board of County Commissioners was called to order at approximately 5:17.m. by Chair Danny Mayfield, in the Edgewood Fire Station, 1 Municipal Way, Edgewood, New Mexico.

Roll was called which indicated the presence of a quorum as follows:

Members Present:

Commissioner Danny Mayfield, Chair
Commissioner Robert Anaya, Vice Chair
Commissioner, Kathy Holian
Commissioner Liz Stefanics

Member(s) Excused:

Commissioner Miguel Chavez

The Pledge of Allegiance and State Pledge followed introductions of the Commissioners.

V. Approval of the Agenda

Commissioner Anaya moved to approve the agenda as published. Commissioner Stefanics seconded and the motion passed by unanimous [4-0] voice vote.

VI. Public Meeting on an Ordinance Amending Ordinance 2013-06, The Sustainable Land Development Code (SLDC)

CHAIR MAYFIELD: I want to thank you all for being here tonight and I'll turn it over to staff, Ms. Penny Ellis-Green.

PENNY ELLIS-GREEN (Growth Management Director): Thank you, Mr. Chair, Commissioners. First item on our agenda is public meeting on an ordinance amending Ordinance 2013-06, the Sustainable Land Development Code. It is in your packets and available at the County website as well. This is the draft dated 8/20/14.

[The facility presented audio challenges and portions are provided in summary format]

Ms. Green reviewed the changes that were highlighted in yellow. Those changes included:

Table 7-12: Urban Road Classification and Design Standards (SDA-1 and SDA-2)

Adding the word "major" before "arterial or highway"

Adding 6 under the number of driving lanes

Striking number 100 and replacing it with 150 under the Minimum ROW feet column

Striking number 6 and replacing it with 10 in the driveway maximum Percent grade

Table 7-13: Rural Road Classification and Design Standards (SDA-3)

Local ROW changes to aggregate base course and minimum pavement

Driveway changes include maximum grade percent to be 10 not 9 percent

7.14.2.5:

Demonstration of compliance with energy performance includes a form provided or "approved by the County"

New subsections:

8.4.3. Default Zoning. Any property to which the SLDC applies that is not depicted on the zoning map within a zoning district established in Chapter 8 of the SLDC, shall be deemed to be located in the A/R Zoning District unless otherwise specifically provided for herein.

8.4.4 Interpretation of Zoning District Densities. Maximum densities that are specified for zoning districts in this chapter are maximum gross densities that apply to the entire area within a development project or subdivision and are not necessarily minimum lot sizes for individual lots

8.10.11.1. Expansion of existing PDDs. Non residential structures within an existing PDD may expand up to twenty-five (25) percent under a condition use permit.

11.2 Designation

11.2.4 Sanitary was added to landfill

New Definition:

Appendix A: Commercial Solar Energy Production Facility; is a renewable energy production facility that uses sunlight to generate energy for sale or profit

Change of reference under zoning map striking reference to section 8.5 and replacing it with 8.4

Responding to a question, Ms. Ellis-Green indicated that the proposed fees were not included within this evening's agenda.

Chairman Mayfield recognized the presence of former state representative Rhonda King and former Santa Fe county commissioner Don King.

Ms. Ellis-Green reviewed the process that has led to tonight's public hearing. She said the BCC approved the SLDC but it will not be enacted until the zoning maps are approved. The plan is to hold more public hearings and appropriate comments will be incorporated into the plan. Staff has been accepting public comments on the zoning map

since March 2014 and changes have been made. The BCC is holding a series of public hearings around the County: Pojoaque 9/16/14 and the Fairgrounds 9/23/14

Commissioner Stefanics requested that staff explained the difference between the current statuses versus the proposed future status of property in relationship to acreage. Ms. Ellis-Green said legal lots of record will be recognized.

Responding to Chair Mayfield, Ms. Ellis-Green said variances will be recognized.

VII. Public Meeting on the Zoning Map of All Land in the Unincorporated Area of Santa Fe County to which the Santa Fe County Sustainable Land Development Code Applies

Robert Griego, County Planning Manager, reviewed the adoption process that includes addressing issues identified through the public hearing process. He reviewed to the Official Zoning Map Adoption Draft, March 21, 2104 [*Exhibit 1*] and a spread sheet delineating issue areas, current land use regulatory classification, future land use map category and staff analysis of issues brought forward through the public review process within the areas [*Exhibit 2*].

MR. GRIEGO: The SLDC was adopted in December 2013 by ordinance and will not be in effect until the zoning map is adopted. After the code was adopted staff analyzed the zoning map and made revisions which are reflected in the zoning map option draft dated March 21st [*Exhibit 1*] and that's the one that we're working with today. The zoning map public review process was initiated in April. A letter was sent out to all property owners regarding the zoning map adoption process. That public review process was held in April and May. Staff went out to each area of the community and held open office hours during that time and they also held office hours at the County specifically regarding the zoning map.

At the Board meeting on May 28th staff presented the Board with a public review report of the public comments that we have received to date. Staff also provided the Board with additional information. At that meeting the Board determined that further public review was needed and that's what these meetings are set up to do.

For this meeting staff is prepared to present specifically on the Estancia growth management area. Tim will be providing that information at the Board's direction. Staff would also like to take this opportunity at this time regarding the Edgewood annexation area – there's a map of the Edgewood annexation area and it's also delineated on the Estancia Growth Management Area map. Staff has met with the Edgewood Town Administrator regarding the proposed annexation. The Board considered this item and provided consent to Edgewood to move forward with their annexation plan. These are a lot of the infill areas [alarms sound and the meeting is temporarily paused]

COMMISSIONER ANAYA: If I could, Robert, just to make sure that I'm clear from my perspective as the Commissioner from this area. We're going to have three meetings and this is the first of those three meetings and then as Penny mentioned we're

going to have one up north and then one at the Fairgrounds and then we're going to have a rollup of all of the feedback and all of the questions and the issues that we still need to resolve as a Commission.

I'm not interested today to take any votes associated with any final map changes or recommendations today. I want to take in the feedback that we get here, up north and at the Fairgrounds and then get the full rollup. So, just for clarity, you weren't going to ask for us to vote on any map changes today, were you? Because that's not what I think we've put out to the public. We said we're going to take feedback and we're going to continue to take that comment now, up north and then in Santa Fe and then as we get to the end game, if you will, of the review, then we're going to make some recommendations and final approvals; correct?

MR. GRIEGO: Mr. Chair, Commissioner Anaya, yes, absolutely, that's the plan. We anticipate getting additional public comments today. We have a public comment form in the back of the room here for the public that is here today. So we do have the public comment process, it is still open, the process for public comments and we will be rolling those together through this process.

The public can provide public comments through the County's website, through the public comment forums and through contacting County staff. So there is still an opportunity for those public comments and we will be bringing those together to the Board and provide – at some point we anticipate that the Board will be providing direction on any proposed changes to the zoning map.

COMMISSIONER ANAYA: Thank you, Robert.

CHAIR MAYFIELD: Thank you, Robert.

MR. GRIEGO: Mr. Chair, Commissioners, so in regard to the Edgewood annexation area, this information is on the map and is what we anticipate from Edgewood after having met with the Town Administrator is that they anticipate that the infill annexation will be proceeding within – that they would have that process completed within the next 12 months and the Board has provided that consent from Santa Fe County. So they are just going through a process right now. Santa Fe County is providing recommended zoning for those areas at this time until such time as Edgewood annexation process is completed.

At this time, I stand for questions from the Board and staff can also provide a brief presentation of issue areas that have been provided through the public comment period to today.

CHAIR MAYFIELD: Robert, I would like – are there any questions from the Commissioners now? I'd like to hear about the public comments.

MR. GRIEGO: Tim Cannon will be providing that information and this relates back to your packet information.

TIM CANNON (Senior Planner, GIS): I'm just going to talk from here. Let me just explain briefly how we've been dealing with the public comments. We've had about 400 public comments so far – and don't worry we're not going to go through all 400 of them. What we've been doing is – I've actually mapped in every public comment and in a lot of cases it is somebody talking about the property next to them so you have to also map the property next to them. What we did then was rather than addressing individual parcels what we did was aggregated these comments into issue areas, like where people have issues of

similar concerns or where there's a bunch of lots in a subdivision that are all situated similarly one or two of the people wanted the zoning to be different so what we was to identify the entire subdivision or area similarly situated parcels. That's what you've got in the table tonight. There are 22 issue areas that are identified for the Estancia Growth Management Area. Those are in the table and then are a set of four map sheets [*Exhibit 3*] that have the corresponding numbers, they all start with an ES for Estancia, obviously, but they're number ES 1 through ES 22.

There are a few comments that we had in the Edgewood annexation area that is show up on the map here. This is a GIS map so if people want to, we can actually zoom in, we can zoom into your particular property. As a matter of fact, we can put your house up if you want to look at it. We can zoom in or zoom out and you can walk up there and point to where you're concerned about – just make sure you don't trip over the lawnmower.

Anyway, in the Edgewood annexation area we're generally not recommending any changes. There's a few minor adjustments to one or two parcels where people had commercial and they didn't want to develop the whole thing for commercial, but we're recommending that we stick with the zoning that is on the advertised map in these infill areas that you see up in red on that map. So there's really no major changes recommended there.

Let me just move around to some of the major issue areas. There is this one area on I believe it is Raining Sky Road out on West Entramosa Road and I think this is Raining Sky Road. This is a mixture of 5 to 10 acre lots. One or two people got up and they thought it should be restricted to 10 acre lots. It's sort of a borderline case but we're recommending that this be changed from 1 to 5 to 1 to 10 in this area. It does not have central water. It's in the homestead hydrologic zone which can only support about one unit per 40 acres if you don't have central water.

Another major issue area is this Cedar Grove area, that's this ES 9 area outlined with the dotted yellow. There were several people that got up and they wanted to maintain the existing character of that area which is typically 10 to 80 acre lots. There is an Entramosa water line that runs up 344, but the question is whether if somebody developed at one unit per 2.5 which was proposed for this area, whether they would necessarily have to connect to the Entramosa water system. Some of the people complain that their water wells are running dry in that area so what we're recommending is that this area be reduced in density from one unit per 2.5 to one unit per 10, which would be the rural residential category.

Let me just hit some of the other major areas of controversy. We had several comments in the San Pedro community. This is the San Pedro community outlined – I'll just trace the outline of it – it basically goes like this. There's this purple dotted line. There's a community plan and a community zoning ordinance adopted in there. The current density is one unit per 40 acres under the San Pedro Zoning Ordinance. Several months ago we met with a small group of residents from San Pedro and they wanted – they recommended that this area be changed to one unit per 10 acres because most of this area is already subdivided into lots of 10 acres or less. We're recommending that even though that there are some areas – if you zoom further down, like these are 5 acre lots and these are 1 acre or 1/2 acre lots here. Until the entire San Pedro plan is revisited that we be conservative and not change the zoning in here to any greater density than one unit per 10 acres. This area is in the homestead

hydrological zone, there might be a few small community water systems in there but generally it's dependent on local groundwater.

In general what we're recommending in areas where they are still dependent on local groundwater that the County be conservative as far as increasing the densities beyond what the current hydrologic zoning allows that only where you have an area where you have an existing system with existing water lines and there's some certainty with providing water service should you go to higher densities. That applies – there was one area that was sort of raised as an issue, it's this ES 18. This is a good example. It is in the Entranosa water system, there's an Entranosa water line that runs along here. And there are some lots that are connected to the Entranosa water system in here. What the advertised SLDC zoning map shows is one unit per 10 acres. We would recommend that you not go to a higher density of one unit per 2.5 or one unit per 2.5 acres unless there's more certainty that it would actually be connected to the central water system. As a matter of fact, there is one person who lived up here on one of these lots who actually objected to this being 1 to 2.5 down in this area here. This is in the Basin Hydrologic zone where you can currently develop on one unit per 2.5. But apparently there some kind of restrictive covenant that covers this subdivision that limits the density to one unit per 10 acres and that's why we identified this particular small issue area but we're recommending we stick with the one unit per 2.5 in the Basin Hydrological Zone.

That's a summary of the major issue areas. I could go into individual ones as people get up and talk about what are our recommendations are.

CHAIR MAYFIELD: Tim, Commissioner Anaya wants to ask a question.

MR. CANNON: Sure.

COMMISSIONER ANAYA: Thank you. Mr. Shaffer, I know we had some discussion at some recent land use meetings associated with our code, our land use code and homeowners associations and covenants. Could you clarify our responsibility associated with the County has to do with land use but homeowners associations are different and not under the regulatory auspices or legal authority of the County. Could you just speak to that a little bit because we did have a little discussion about that at one of our recent meeting?

GREG SHAFFER (County Attorney): Mr. Chair, Commissioner Anaya, I think I understand that the question is to what extent is the zoning authority and the regulations that the County depended upon or the private covenants and homeowner association and other restrictive covenants that come along. And I think generally speaking the answer is that they're separate and distinct. And so the private covenants are usually private contractual matters between the parties who, again, agreed to those covenants when they bought the land or when they divided the land and the County's zoning authority is something different and distinct. I think that's a general overview of the law. There may be some exceptions.

As a practical matter, County zoning wouldn't trump those private covenants if they were otherwise valid and enforceable and someone attempted to enforce them. But, again, generally speaking they are different animals and one does not control the other.

COMMISSIONER ANAYA: Thank you.

MR. SHAFFER: I hope that answers your question.

COMMISSIONER ANAYA: Yes, it does, thank you, Greg. Thank you, Mr. Chair.

CHAIR MAYFIELD: Thank you. Tim, please.

MR. CANNON: I don't have any further comments. If people want me to zoom in on particular areas just give me the street address or the general area and we can zoom into it with the GIS.

CHAIR MAYFIELD: So, Commissioners, any questions? I will open this up to public comment now on all aspects of what we have discussed tonight. Please come up and state your name and address and like Tim indicated, he can zone into any specific areas. And staff will do the best to answer any general questions.

MATTHEW MCQUEEN: My name is Matthew McQueen. My address is 38 Avenida Vieja in Galisteo. Just a quick comment on the amendment. Just looking at what's before me and the definition of commercial solar energy production facility is a renewable energy production facility that uses sunlight to generate energy for sale or profit. I don't know if you have a separate definition of production facility but the way that the RECs, the renewable energy certificates works, even on residential solar, individuals can sell that power back to PNM and actually get a check from the utility. So I just would ask you to check and make sure that you're not picking up the individual residential installations. Thank you.

CHAIR MAYFIELD: Thank you. Anybody else?

JOHN BASSETT: Thank you, Mr. Chair, Commissioners. I'm glad to see you down here in Edgewood. I would encourage you to consider doing this a little more often.

But anyway my question is to ES 7 up there. We had put in a request to switch that to agricultural and I'm looking at your reasonings here for not, for instead making it residential fringe. You do have, it says here, 1/4 mile to the north along 472, that's actually 1/2 mile to 472 where that water line and stuff is. In the Town of Edgewood the part of our property that is in the town, it's zoned as agricultural to the south of ES 7 there – if it was colored with Edgewood 's colors it would green for agricultural. We would like it to be consistent from the bottom all the way to the top there of ES 7 there and have it agricultural all the way up there. To the east of it there, the blue, that's the State property, the school section there, 640 open acres. To the west of it is 160 open acres. To the north there's 120 open acres. I do see the stuff right along 472 but pretty much all of our neighbors are open pasture land just like us and we'd like to keep it zoned that way in the County – the part there that's in the County, the brown part that's circled with the yellow dots.

So the availability of central water is not as certain there as they've got it here and we do run cattle all across both sides of that so we would prefer to just stay agricultural all the way to the north end of our property. Thank you, Commissioners.

CHAIR MAYFIELD: Thank you. Anybody else care to comment?

COMMISSIONER ANAYA: Mr. Chair, I have a comment.

CHAIR MAYFIELD: Sure, Commissioner Anaya, please.

COMMISSIONER ANAYA: Mr. Chair, members of the public and my colleagues on the Commission, just based on Mr. Bassett's comment I'm going to make a

comment that I'm going to continually take into consideration as we evolve to the final approval of the map, but I think there's many moving parts when it comes to zoning and I've heard concerns on both sides. I just want to let you know, Mr. Bassett, as well as others in this room, I've heard some people tell me, Commissioner we want to be able to have the ability to have a higher zoning because we're in close proximity to the City limits, we're in close to the Town of Edgewood, we're in close proximity to utilities and infrastructure and we don't want to get left out of the equation if we're left at an Ag zoning and then not in a position to develop the property. But then I've also heard exactly what you're saying. I've heard that, Well, even though we're in that proximity we don't want to get zoned at a higher density level. And I think one of the main things I hear is because of taxation and what ultimately would kick in as a result of that zoning.

So, Mr. Shaffer, as we evolve through the process there's no easy answer, we understand that as Commissioners, but, I think we need to figure out a way when we do have zoning as to what are the triggers that initiate the increase in taxes. Is it the fact that it has the ability to be zoned down to a certain level? Or is the trigger when it actually has housing on it and actually is divided? And, so, I think there's some important aspects that we need to analyze so that there's some level of comfort that people have when any zoning occurs so that Mr. Bassett or others in his situation don't automatically go from Ag zoning taxation overnight to taxation at a very more intense density. So please keep those in mind and maybe give us some thoughts as we progress on how we might address that.

MR. BASSETT: May I just add one little thing to that? What it would have the effect with us –

CHAIR MAYFIELD: Mr. Bassett, could you come up to the microphone.

MR. BASSETT: For us it would be an issue with the Assessor where we pay the Ag rate below and that is actually our farthest away property, in other words, your farthest out property on your ranch then turns into higher taxed property even though your closer in stuff is Ag. Then as you get farther out it seems like your remote property ought to be the least likely to develop, instead there under this program here it actually would go up – the farthest most remote part of the ranch would actually end up being taxed higher than the stuff closer in. Thank you.

CHAIR MAYFIELD: Sir, please.

ART SINENKA: My name is Art Sinenka. I live at 30 Twin Peaks Drive, Estancia, New Mexico. I only have a couple of quick questions that really pertain to water. On the basin – what is the basin outline? It says basin fringe and then basin, what's the difference there? I don't understand that.

MR. CANNON: Maybe I can answer that. What you see superimposed on top of the proposed zoning map is the current hydrologic zoning for comparison. Under the current hydrologic zoning the basin which is actually the bottom of the hydrologic zone where the water collects, the base density there is one unit per 10 acres which can be increased up to one unit per 2.5 acres with water conservation. Most of that under the new zoning scheme would be this sort of greenish-gold color which would be residential estate where the density would be one unit per 2.5 acres. The basin fringe under the current

hydrologic zone has a base density of one unit per 50 acres which can be increased to one unit per 12.5 acres with water conservation.

MR. SINENKA: So this is in the basin?

MR. CANNON: This is the basin, the smallest area. Then the basin fringe runs along the outside of it. I can show him on the map here. This is the basin zone, this is the outline of the basin zone, I can make this symbol a little bit easier to read and then the basin fringe zone, the outer boundary, runs like this. So they're sort of concentric with the basin in the center and then the basin fringe on the periphery of it. I can make the symbol a little bit easier to read. There we go – you can see it a little bit better now.

The Office of the State Engineer ultimately controls water rights. The County's development right, that is in effect the zoning under the current regulations, is dependent on the water that is available for the projected or estimated water that is available.

But the ultimate withdrawals through wells or other diversions is controlled by the Office of the State Engineer.

CHAIR MAYFIELD: Sir, please, if you can – Yes, sir, if you would come up and use the mike, I would appreciate that.

MR. SINENKA: So the basin fringe has nothing to do with the Estancia Basin really.

MR. CANNON: Well, they are related. They are both related to the geologic formations. The County's hydrologic zones are related to the geologic formations and the water production in those areas. But the Office of the State Engineer also has an Estancia Basin designated where they have a regulatory scheme in effect as far as the withdrawals and diversions that are allowed.

MR. SINENKA: Do either one of these basins match the State Engineer's basin?

MR. CANNON: The State Engineer has the entire closed basin for what's called the Estancia Closed Basin mapped. It's a much larger area. It includes the entire southern end of Santa Fe County and also much of Torraine County and even of some of the adjacent counties.

MR. SINENKA: Okay, thank you.

CHAIR MAYFIELD: Thank you. Anybody else care to come up at this time? Representative King.

RHONDA KING: Good evening Commissioners and welcome to our neck of the woods. As you can see we've had quite a bit of rain lately and it's really lush and green, so we've been enjoying that.

Thank you so much for the opportunity to speak this evening and before I begin I guess I have a question. Right now are you limiting your input only to the zoning map and then subsequent you're going to have input on the actual code or are you doing it at the same time?

CHAIR MAYFIELD: Representative, we have both noticed for tonight so you can talk about anything you want.

MS. KING: Okay, thank you.

In regards to the map I would like to make a couple of comments. And I'd like to make a distinction between zoning versus the code. And what I think has been presented tonight and what you see with some of the zoning outside of the basin is basically an overlay of existing hydrological zones under the current code. And if you take the current code and you were to superimpose it or lay it over your zoning map it would very much correlate with those zones only in areas – or with exceptions of areas where you do have a community water system such as Entranosa or one of the other areas where you have one or that the zoning or the subdivision was prior to the code when it was very first enacted. And the reason I want to say that is that I think it's important not, what I would say, to confuse the two. Because when I think about zoning I think about zoning being for the long term, for the future and how is this area going to progress and how is it going to evolve and how do you have connection between areas even within the Cedar Grove area I believe you have four different zones within 160 acres. So how does that develop in a reasonable pattern versus a hodgepodge of 2.5, 10s, 40s and 160s? So if you want that developed with a higher density and clustering where you already have a water system and promote ideas that I think the County has been promoting for a number of years and that this code promotes it becomes basically impossible because once you zone it, that's basically where you are and the only way you move from that higher density or if you want to go the reverse, is through a zoning change.

And, so, I think it's important to make that distinction because right now when you look at the zoning map, to me it's just based on hydrological zones. It's not based on anything else. And I think it's important to realize that how this area is going to be developed. In the plan itself it says this area will become an SD-1, I think in 10 to 15 years. And when you look at this zoning map, I don't think that reflects the evolution of the area.

Now there was some comments about the fact that the zoning map was tied to the certainty or the availability of water and so right now you have laid a zoning based on what's there today. And, again, I think that's where you need to make a distinction because what is based there today is not going to be what's there in 20, 30 years which when you look at what you're doing for zoning is for that time frame. And you have areas that historically or previously were in the homestead area that were zoned a 160 and through the current process either hooked to a water system or even actually did a hydrological study and showed that that underlying zone was not correct. And, that was something that was allowed in the current code because it recognized that these lines were not exact. Nobody knows exactly what is under those zones and how much water is there. So the current code allowed for opportunity through the criteria of the code to make changes. And that's where I think the distinction needs to be made because if you base it strictly on the fact of whether or not a current water line is existing that is your zone. So in the future it doesn't matter if you meet the criteria or that you have water available or that you have a water system, you can't go to a higher density without changing the zone. And, so I think in some of these areas the zoning needs to reflect more of what is going to happen in the future and then you use your code to set your criteria. Nobody would advocate for an area to develop high density if you didn't have certain things in place. Not only water but possibly sewer, roads community facilities and you have a code over there that does that. So even though something might be zoned a higher

density that doesn't mean that it's going to be able to be developed that way if it doesn't meet your criteria over here.

So setting criteria at the zoning level based on the water this available today I think is mixing the two together because even today in those various areas you can't go lower if you don't meet criteria over here. But if you adopt a zoning map basically to go through the process once you might have the water available and other infrastructure available, I think it's very difficult and will be almost impossible to then go back in and change the zoning. You have to go through a whole entire zoning amendment to your map and that is a much different process than being zoned something and then having your criteria over here and being able to meet it or not.

So I would ask that you look at that when you're making these decisions that you realize that in the future things are going to change and that zoning should be one thing and then you have your criteria in your code separate and then if you can meet that criteria then you can meet that density and you can then be zoned at that. You would be zoned at that level but then you can only actually develop it if you meet that criteria.

The other thing that I'd like to point out on behalf of another individual, I know that Mr. Seagers attended the previous meeting in Santa Fe and he was not able to come to this meeting but he asked me if he wasn't able to come that again I would point out I know that he has talked to you about ES 17 and ES 18 area. And that, of course you have the stair step there and even within individual ownerships you have them straddling both areas. And so I think again his concerns were for his ability – you know, you step one foot over this line on this side, you can do 2.5. You step one foot over this line, it's a 10. And, again, it's based strictly on hydrological zones that were done many years ago back in the 80s I believe and with the recognition that those lines weren't perfect. Because we don't know if the water goes five feet on this side or even 20 feet on this side. But this is the line and so his concern is that you've drawn the line here, this is where it's zoned and for me to do any more with that piece on this side that's a 10 versus a 2.5 I have to go through a whole rezoning process versus a code over here that would allow that higher density if I met a certain criteria. So he asked me if I would point that out on his behalf.

In regards, is there a chair or a chairperson? Oh, sorry, Mr. Chairman and Commissioners, I would just ask as it relates to as you get out of the basin and you're looking at these different areas here but again if you look at the areas where you're creating hodgepodge potentially as well as you're not necessarily allowing for some reasonable progression or some ability if indeed, if you want to categorize this as a 10 acre area because you believe according to your maps it's in the basin fringe but water does become available or water is available that there be some process to increase that density without then going through a whole entire zoning change.

Also, in this particular area up here you'll see at Simmons Road and 41 a good portion of the land at that intersection, well, all the land at that intersection of Simmons Road and 41 is a 40. If you go north you have a large area that is 40 but then you have this area actually in between those that is 160. And, so, that would be just to the west of ES 15. If you follow 41 and Simmons – do you see where 41 and Simmons is? That you would consider changing that into 40 there so that it is more in line with what is currently existing.

Then, Mr. Chair and Commission I would like to just kind of briefly talk about a few other things in the code. One of the things is, again, I mentioned this earlier that the code does promote cluster housing, however, there's not anything within this zoning that allows a mechanism to do that. Even if you were in a larger area and you wanted to cluster some. There really is nothing in here that allows you to do that specifically. I know previously, Mr. Chairman and the Commission that this has been brought up as well regarding the environmental impact statements that are required and if you look at the current code and you look at that and compare it to the mining ordinance much of it is similar to what's in the mining ordinance and I would suggest that maybe you look at that and you have some kind of tiered approach and if it isn't something that's going to maybe apply to the whole DCI then maybe you don't require that type of environmental assessment. Because right now it's not tiered and if you're – I don't Penny, I don't have it in front of me, but I think it's over four lots or something then everything from that point down has to do the similar type of environmental impact statement I believe. But I would just ask you to look at that because again I think if you're talking about residential that's certainly different than some other things such as mining that have a much larger impact on the area. So I would request that you look at that.

And, Mr. Chairman, the Commission, thank you for the time to visit with you on this and will certainly provide you with some additional written comments. But I do ask that you do look at the zoning map and either allow some type of mechanism if water and these other infrastructure items are available that you can go to a higher density if you're not going to change the zoning map or that you look at changing the zoning map, and, again, then allowing your code which puts in all of the requirements for water, for wastewater treatment facility, for roads that you let that be the guiding document on what you can ultimately do with your property versus being in a zone and even if you can meet all those criteria you can't do anything else with your property without first going through a zoning change.

Thank you.

CHAIR MAYFIELD: Thank you. Anybody else want to provide testimony tonight? Sir, please, thank you.

JOHN MCFADDEN: Good evening, Board members, all. John McFadden, 27 Cross Ranch Road. Rhonda is hitting the nail on the head –

CHAIR MAYFIELD: Sir, could you speak a little closer? We're having a hard time. And your name again, I'm sorry.

MR. MCFADDEN: John McFadden.

CHAIR MAYFIELD: Thank you, Mr. McFadden.

MR. MCFADDEN: Rhonda is hitting the nail on the head as far as the growth going forward. You folks have no idea of what's going to hit this area in the next 10 years. I think she's a little light on her years. We're a bedroom community. Everybody knows that. I'm an outsider. I've been through it the last 50 years a lot of – you do not have to change your zoning, I've been in a lot of counties. I've set in your seat. You can do codification rules that fella can verify that and follow your code with properties, regardless of the zoning there's up to a certain point they beat certain criteria for cluster houses, apartments, whatever. You can guide it through the codification rules of your code that you have right now.

To tie these properties up and say this is it, we've got to go through a total variance to change anything, change the whole map. You can't believe what you're getting into but I lived through it and I hope you got enough sense to back off and let that man with the codification rules keep us going straight because already some of the rules you have cannot be met out in the rural areas where we're at now. You're up north, you can't meet them. Do you want stop the County from growing? Is that your total input – but if you don't change the output what Rhonda said, I think she's a few years light, in 10 years you're gonna be backed into a corner and you folks won't be sitting there. Somebody else will have to address it. So you better think hard and serious before you pass that the way it's written and the way these lines are drawn because there's no way for growth to go. It's going to stagnate.

That's all for right now.

CHAIR MAYFIELD: Thank you. Anybody else wishing to provide public comment? We're going to close this portion of our public hearing tonight. Thank you all again. Commissioners?

COMMISSIONER ANAYA: Thank you, Mr. Chairman. I appreciate the comments that we received tonight and they're a continued process of communication that we've had for several years now keeping in mind that when we started I think Commissioner Mayfield on the Commission in 2010, Commissioner Holian and Commissioner Stefanics had already gone through a lengthy process associated with the sustainable land use development plan and we've had multiple discussions and meetings with community members and individuals and in fact many of the changes and the work that is in this draft document was a result not of speculation or assumption on the staff's part but was based on a lot of the feedback and input that we've received from many, many people over that period of time.

There continues to be several issues that keep coming to the forefront and there are perspectives on all sides of that equation. And we as a Commission will have to shift through all the different input that we receive as well as the input from staff to hopefully strike a balance that affords an accommodation for growth in this part of the County as well as the entire County as well as preserves areas in the County that should be preserved.

One of the things that is important to me as a Commissioner is that we plan for the future but we also respect that we have existing uses and needs in varying surrounding areas. I agree with some of the comments that were made tonight and that have been made consistently over this process that we've been doing the code as well as the maps, that we create a document that has continuity between communities. I've continually said, and I believe my colleagues have been supportive that collectively in Santa Fe County we have diverse areas that have diverse needs. Not every community, not every town, village, city within Santa Fe County is the same and we've tried to in this process respect that and accommodate that. With one specific area in this part of the County being that there is more of a collective will for more economic development and I think we're trying to respect that and trying to incorporate that vision and that desire within our plan.

We've had some comments tonight related to the Town of Edgewood and the densities in what the Town of Edgewood has and what we move into in some areas that we're trying to continually tweak but that maybe don't make a whole lot of sense when you go from

a very high density to a very low density. We're going to work continually with our staff and the community and the Town of Edgewood to hopefully complement the uses and the things that they're trying to achieve within their governing body as well.

Taxation is an item that I heard more of today and I think, staff, if we could I would like to have Mr. Martinez, the incoming Assessor, be part of the discussions associated with taxation specifically and how zoning might impact people's taxes which is a very important item to all of us in this room because I do know that the Assessor's Office does make accommodations if a property has a potential use of higher density but is used for ag purpose. So I think we need to make sure that we include the Assessor and their staff in some of the future conversations maybe even as soon as the next meeting if that's the pleasure of my colleagues on the Commission.

The other thing that continually comes up and has come up over this process is water. Water rights and water usage, wells, authority associated with the State Engineer, what the roles and responsibilities are of the engineer as well as entities within every part of Santa Fe County. How much water is available? How do you accommodate getting permits for that water usage? And what water are you actually utilizing? I think those are some very important aspects that again came up tonight from Mr. Sinenka and Rhonda King and others. But there should be some accommodation in our plan for water that's actually being utilized whether it's an ag farm which we've heard many, many times where a farm is actually using bona fide water rights that may in fact want to change those water rights and that use for some other purpose, maybe residential or some other commercial purpose. That's a big difference from an actual water right than a permitted well. What's the Commissioner, what's the permitted wells that you continuously refer to?

CHAIR MAYFIELD: 72-12.

COMMISSIONER ANAYA: 72-12 permitted wells. There's a big distinction between those two and we've got to be careful not to compare apples with oranges and we need to be cautious as we approve zoning areas to respect that because, in fact, there are water systems in this basin and, in fact, there is a capability of accessing those water system and, in fact, there are ag owners, farmers and ranchers, that may want to begin converting some of the use of that water, which, in fact, when you analyze those conversions creates a water savings in the aquifer not a water deficit.

And, so we hear you, I guess is what I'm saying. We hear those concerns and collectively I want to thank my colleagues because they're here. And we've been in this process for quite some time and we're continually improving it and we've continually making it better.

So I appreciate the Chairman and Commissioner Holian, Commissioner Stefanics and now Commissioner Chavez because we're working through that process. So, those are a few things that I had. I concur with the gentleman, Mr. McFadden and Ms. King and others. There is the potential for a lot of growth in this area and we absolutely want to be in front of that growth not behind it and so I'm going to continually listen through the next couple of meetings. My contact number 986-6377 will get you in touch with Christopher Barela and myself so that we can continue taking input. Now, what we've done with this land use process is that we're not doing individual meetings but we're taking in input into staff and

then staff is helping us to make sure we collectively receive it and we're not taking any biases one way or the other so that we can effectively hear all of the concerns and issues raised. So you have our staff at the land use office, Mr. Barela and others who will help take in that information and then fairly and proportionately distribute that to the Commissioners so that we can make sure that we're not being bias in any way.

Mr. Shaffer, is that an accurate reflection of what we're trying to achieve with the information that we're taking in?

MR. SHAFFER: Mr. Chair, Commissioner Anaya, yes, I think it is. I think the Board has deliberately created an open and transparent process so that all information that is being brought forward can be captured centrally and is open for the entire public to see and disseminated to the entire Board as opposed to individual Commissioners. So I think you summarized it accurately.

COMMISSIONER ANAYA: Thank you, Mr. Shaffer. The last thought that I will afford associated with this sector of the state – I'm not going to say the sector of Santa Fe County, I'm going to say this sector of the State of New Mexico. We're in an area, as you all know sitting in the audience, that bisects various counties in the entire Estancia Basin, Bernalillo County, Torraine County, Moriarty, Town of Edgewood, Cedar Crest, Cedar Grove, San Pedro, Stanley, Golden, everybody and we collectively have to understand and balance what we're trying to achieve with what Bernalillo County is trying to achieve and what Torraine County is trying to achieve and each of those respective entities. And so it's not just about the County. We're not in a bubble by ourselves. We understand and acknowledge that we have a tri-county region that we're working with here. So, I thank you again, and we look forward to continued dialogue and information. Thank you, Mr. Chair.

CHAIR MAYFIELD: Thank you. I also want to thank all of you for your public participation tonight. It's always hard following Commissioner Anaya but please get any of your comments in. We need them. We will be having more community meetings as was stated. Penny, I should have these dates memorized but I believe it's September 16th out in Pojoaque.

MS. ELLIS-GREEN: And the 23rd at the Fairgrounds.

CHAIR MAYFIELD: And these are public meetings throughout Santa Fe County but every individual is asked to attend if you can because I think that we've talked about this, it's not one cookie cutter, at least from my point of view, code for all of Santa Fe County. I mean there are different needs as was eloquently stated down here than up north between our districts. So I think it's important that you know community residents in District 1 hear what some of your thoughts are and vice-a-versa that kind of helps me in my deliberative process in some of the decisions that I'll make. So I also – because when we vote, we vote for all of Santa Fe County. We just do not vote for the perspective district that we represent and I really try to take that to heart on every vote that I take on the Commission.

With that, thank you again. I'm going to ask one quick question. Greg, you tell me if I'm going somewhere because it was noticed last night. And I was under the understanding that we could talk about permitting tonight but I see that it's not noticed but we do have a permitting structure in our general SLDC that kind of was just a dangler out there that we

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were going to discuss. So it's not permissible to talk about because I think it's a – and I'm just going to bring this up in general. This is a very important document for our residents to also comment on because anything that you want to do in Santa Fe County is going to be based on this permitting structure also, fees. So it's fees directly. So there's a paper out there – I won't go there because I think the attorney might give me the yank on it but I would recommend that if you have any comments for the fee structure that you also get those in writing to staff. That you attend one of our other Commission meetings. If it's at the BCC meeting and/or if it's at any of the other community meetings and give us your input on the current fee structure as is being presented.

And I also want to thank staff. Staff has put a lot of time and effort in working through this and they continue to do it and thank you for having this great meeting down here tonight.

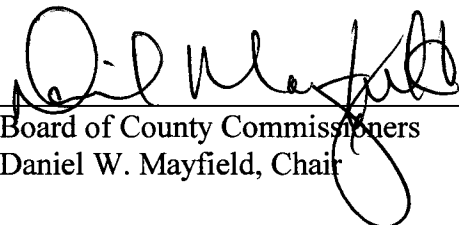
Commissioners, with that we'll be adjourning.

VIII. Adjourn

Having completed the agenda and with no further business to come before this body, Chair Mayfield declared this meeting adjourned at 8:00 p.m.



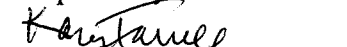
Approved by:


Board of County Commissioners
Daniel W. Mayfield, Chair

ATTEST TO:

GERALDINE SALAZAR
SANTA FE COUNTY CLERK 9-30-2014

Respectfully submitted:


Karen Farrell, Wordswork
453 Cerrillos Road
Santa Fe, NM 87501

Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014

Legend

Santa Fe County



Not Under Santa Fe County Zoning Jurisdiction

- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Public Lands

Community Districts



Proposed Santa Fe County Official Zoning Map

- Ag / Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community, TC (1 dwelling per 0.75 acres, to 3 dwellings per acre - on central water and sewer)
- Commercial Neighborhood
- Commercial General
- Industrial
- Public / Institutional
- Mixed Use
- Planned Development District

Rural Commercial Overlay Zone



Airport Noise Overlay Zone

- 55 DNL Subzone
- 60 DNL Subzone
- 65 DNL Subzone

Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district and is not depicted within a zoning district in a community district ordinance referenced on this map, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.

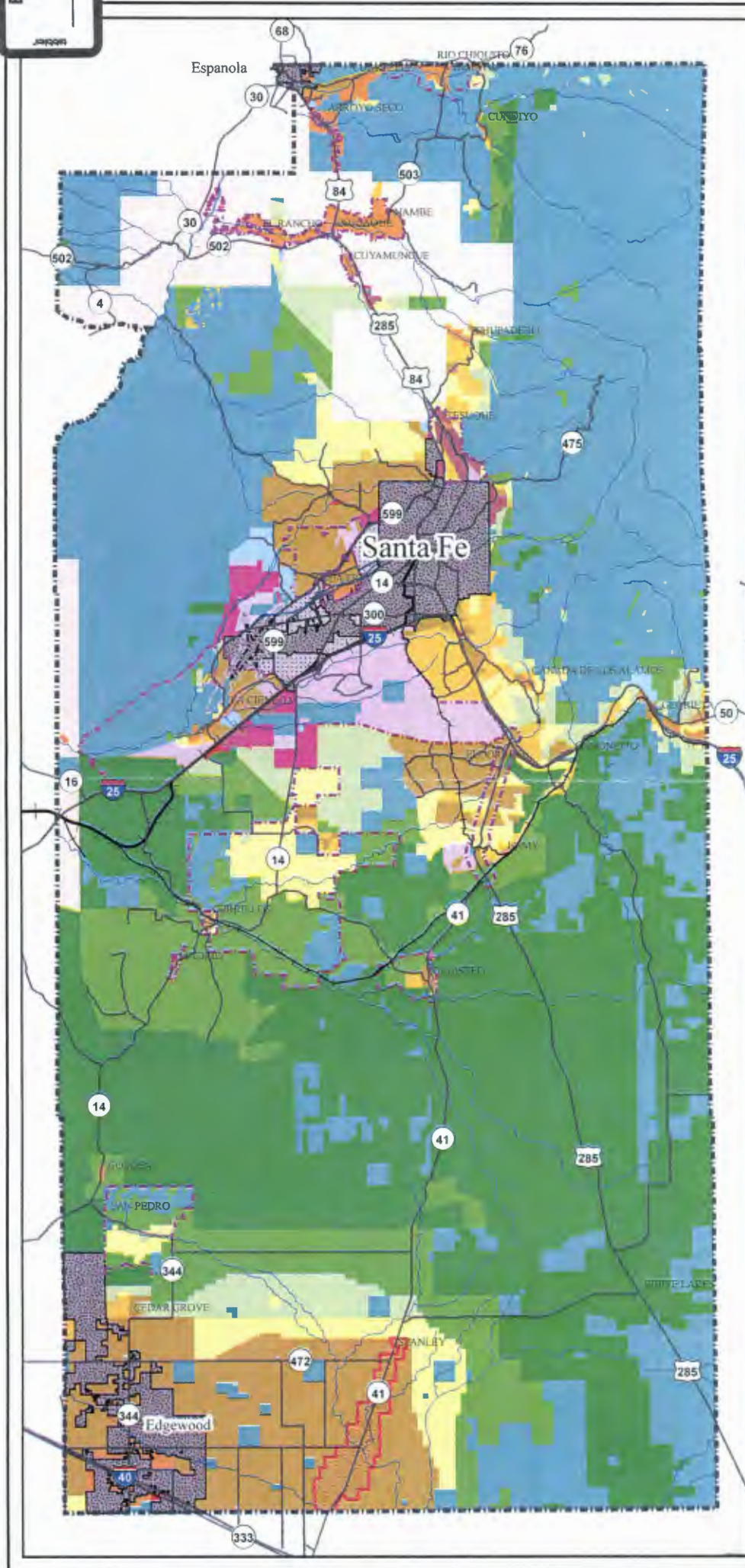


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Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
sldc_zoning_map_adoption_draft_p_3_21_2014_
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To find a parcel and view an interactive map of the proposed zoning districts, go to: http://www.santafecountynm.gov/sldc/zoning_map_application

To view or download text of the Sustainable Land Development Code, go to: <http://www.santafecountynm.gov/sldc>

PROPOSED SLDC ZONING MAP -- ISSUE AREAS AND STAFF RECOMMENDATIONS, ESTANCIA GROWTH MANAGEMENT AREA

MAP SHEET	ISSUE AREA	ACRES	GENERAL LOCATION	CURRENT LAND USE REGULATORY CLASSIFICATION	SGMP FUTURE LAND USE MAP CATEGORY	SLDC ZONING MAP ADOPTION DRAFT, ZONING DISTRICT ASSIGNMENT	ZONING DISTRICT PROPOSED BY PUBLIC COMMENTS	STAFF ANALYSIS	STAFF RECOMMENDATION
1	ES - 1	30.4	Estancia GMA Edgewood Old Route 66	Traditional Community	Residential Estate	CG - Commercial General	TC - Traditional Community', on 580 +/- feet closest to I-40 right-of-way.	One of the property owners in this area indicated that he wants to develop the 580 +/- feet closest to I-40 on the parcel for dwellings (front 255 +/- feet would remain 'Commercial General'). Limited commercial uses could still be developed on the site under 'TC' zoning, and a 'TC' zoning district lies to the north of the site, across I-40. Parcels are in Town of Edgewood proposed "infill annexation area". This area is in Sustainable Development Area 2 (SDA 2) and is in the American Water Co. water service area.	TC - Traditional Community', on 580 +/- feet closest to I-40 right-of-way.
1	ES - 2	2.8	Estancia GMA Old Rt. 66	Commercial master plan zoning	Residential Estate	CG - Commercial General	RUR-R - Rural Residential	Proposed CG zoning is appropriate for this parcel, considering the current commercial use on parcel (i.e., a commercial water bottling and supply company), and its location near Old U.S. Route 66. A master plan has been approved for the bottling plant and water distribution facility. The water bottling operation is actually a light industrial use. This parcel is in Town of Edgewood proposed "infill annexation area". This area is in Sustainable Development Area 2 (SDA-2) and is in the American Water Co. water service area.	No change (keep CG).
1	ES - 3	223.1	Estancia GMA, Edgewood	Traditional Community	Residential Estate	TC - Traditional Community	MU - Mixed Use	This area consists of residential dwellings on lots in the 1- to 5- acre range. In the Town of Edgewood, most zoning in the vicinity is 'R-1 Residential' (1 dwelling per acre). 'Mixed Use' zoning in this area would not be compatible with the existing parcel density. This area is in Town of Edgewood proposed "infill annexation area". This area is also in Sustainable Development Area 2 (SDA-2) and is in the American Water Co. water service area.	No change (keep TC).



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1	ES - 4	15.0	Estancia GMA Edgewood	Traditional Community	Residential Estate	TC - Traditional Community	CG - Commercial General	Parcels in Town of Edgewood to east and northeast are in 'C-1 Commercial Business' zoning district, comparable to County 'Commercial General'. Parcel to north is a public school. Unincorporated parcels to south are existing residential uses in proposed 'TC - Traditional Community' zoning district. Parcels to west are in Town of Edgewood "R-1 Residential" zoning district. There are reasonable arguments for commercial zoning at this location; however, this area is in the Town of Edgewood "infill annexation area". Changing the zoning to commercial in this area is an issue that should be addressed by the Town of Edgewood, since this parcel and all of the surrounding parcels will most likely be entirely within the Town of Edgewood in the near future proposed. This area is in Sustainable Development Area 2 (SDA-2) and is in the Thunder Mtn. Water Co. water service area.	No change (keep TC).
1	ES - 5	140.4	Estancia GMA south of Old Route 66	Metro-Basin Fringe hydrologic zone	Residential Fringe	RES-E- Residential Estate	A/R - Ag/Ranch	This is a fringe area near the boundary of the Town of Edgewood, and is largely consists of parcels in the 2.5- to 5-acre range. This area is also currently in the "Metro Basin Fringe" hydrologic zone which allows for 1 du/5 ac (with water conservation) and 1 du/2.5 ac on central water. "Ag/Ranch" zoning in this area would be largely unrelated to the existing pattern of lot sizes. Most agricultural uses would be able to continue in this area under the proposed "Residential Estate" zoning, or would be grandfathered if they were pre-existing uses. This area is in Sustainable Development Area 2 (SDA-2) and is in the Thunder Mtn. Water Co. water service area.	No change (keep RES-E).

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2	ES - 6	282.9	Estancia GMA Edgewood	Homestead hydrologic zone	Residential Fringe	RES-F - Residential Fringe	RUR-R - Rural Residential	Lot sizes in the vicinity range from 3 to 50 acres, although the predominate lot size is about 10 acres. This area is located in the current 'Homestead' hydrologic zone and does not have central water. Consequently, densities of greater than 1 dwelling per 40 acres probably could not be supported by local groundwater, and so zoning densities should be as low as possible and still accommodate most of the existing lot sizes in this area. This area is in Sustainable Development Area 2 (SDA-2) and is in the Entramosa water service area.	RUR-R - Rural Residential
2	ES - 7	405.3	Estancia GMA Edgewood Area	Metro-Basin Fringe hydrologic zone	Rural Fringe	RES-E, Residential Estate	A/R - Ag/Ranch	This area is located on near the fringe of the Town of Edgewood, and largely consists of 40- to 80-acre parcels. However, there are 2.5 to 15-acre lots about a quarter mile to the north (along N.M. 472) and there is an Entramosa Water System line along N.M. 472. Currently, this area is in the "Metro Basin Fringe" hydrologic zone which allows for 1 du/5 ac (with water conservation) and 1 du/2.5 ac on central water. Considering the location of this area, the availability of central water in the vicinity, and the current hydrologic zone, "Ag/Ranch" zoning would not be reasonable; however, a lower density zoning district, such as "Residential Fringe" or "Rural Residential" could be justified. This area is in Sustainable Development Area 2 (SDA-2) and is in the Entramosa water service area.	RES-F, Residential Fringe
2	ES - 8	595.0	Estancia GMA south of Hwy 472, north of Edgewood	Metro-Basin Fringe hydrologic zone	Rural Fringe	RES-E, Residential Estate	RES-C, Residential Community	This area largely consists of lots in the 2- to 10-acre range. This area is currently in the "Metro-Basin Fringe" hydrologic zone, where densities of up to 1 du/2.5 acres are allowed on central water (Entramosa Water System lines are located nearby, along N.M. 472). Existing parcels under 2.5 acres are pre-existing lots that would be grandfathered. One-acre lots would not be compatible with the character of area. This area is in Sustainable Development Area 2 (SDA-2) and is in the Entramosa water service area.	No change (keep RES-E)
2	ES - 9	1,704.7	Estancia GMA, Cedar Grove vicinity	Homestead hydrologic zone	Residential Fringe and Rural Fringe	RES-E, Residential Estate	RUR-R, Rural Residential	'Rural Residential' zoning is recommended for the 'Residential Estate' areas (currently in the Homestead hydro zone) in Cedar Grove area, where the average lot size is 10 ac. or more, due to groundwater supply limitations and the existing semi-rural character of the area. Densities of 1 du/ 5 ac or 1 du/2.5 acres would be reasonable, however, if the SLDC were to condition same on the provision of central water and clustered development. This area is in Sustainable Development Area 2 (SDA-2) and is in the Entramosa water service area.	RUR-R - Rural Residential

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2	ES - 10	94.9	Estancia GMA, San Pedro community	San Pedro Contemporary Community zoning district	Residential Fringe	RUR-F - Rural Fringe	RUR-F - Rural Fringe	Retreat centers, such as the existing Camp Oro Quay in this area, would be permitted uses in the 'Rural Fringe' zoning district, under the proposed revised zoning use table. All of the 7 parcels that comprise Camp Oro Quay are shown in the "Rural Fringe" zoning district on the proposed SLDC zoning map. This area is in Sustainable Development Area 2 (SDA-2) and is not in a major water service area.	No zoning change requested.
2	ES - 11	157.8	Estancia GMA, San Pedro community	San Pedro Contemporary Community zoning district	Residential Fringe	RUR-R - Rural Residential	RES-F - Residential Fringe	After discussions with representatives of the San Pedro Neighborhood Assoc., it was decided that 'Rural Residential' (1 du/10 ac) would be recommended for portions of San Pedro that are already predominately subdivided at densities of 1 du/10 ac or more. Properties of 5.0 +/- acres in this area would be pre-existing "grandfathered" lots, on which a dwelling could be constructed by right. Any further density increases in the San Pedro community should only be undertaken pursuant to comprehensive revisions to the San Pedro community plan and zoning ordinance. Zoning densities of greater than 1 du/10 acre generally are not recommended in the San Pedro community, in order to prevent setting a precedent for establishing zoning that cannot be supported by groundwater supplies (San Pedro is in the 'Homestead' hydrologic zone). This area is in Sustainable Development Area 2 (SDA-2) and is not in a major water service area.	No change (keep RUR-R)
2	ES - 12	250.8	Estancia GMA, San Pedro community	San Pedro Contemporary Community zoning district	Ag/Ranch	RUR - Rural	RUR-R - Rural Residential	This area is currently in the 'San Pedro Contemporary Community' zoning district, which requires 40 acres per dwelling, where there is no central water system. This 40-acre minimum is based on the 'Homestead' hydrologic zone where the San Pedro Community is located. Some areas of the San Pedro community, that have been previously subdivided into lots of 10 acres or smaller, are proposed to be placed in the "Rural Residential" zoning district; however, this particular apart of San Pedro still consists largely of unsubdivided acreage. Further revisions to the zoning densities in the San Pedro area should only be done as a part of comprehensive revisions to the San Pedro community plan and zoning ordinance. This area is in Sustainable Development Area 3 (SDA-3) and is not in a major water service area.	No change (keep RUR)

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3	ES - 13	792.0	Estancia GMA east of 41	Basin hydrologic zone	Rural Fringe	RES-E- Residential Estate	A/R - Ag/Ranch, and remove "Rural Commercial Overlay"	There is some basis for zoning parcels in this area as 'Rural Fringe' or 'Rural Residential', since they were shown in the 'Rural Fringe' category on the SGMP Future Land Use Map. 'Rural Residential' would be more reasonable, however, for parcels where the property owners want to maintain agricultural uses, since this area is currently located in the 'Basin' hydrologic zone, where the base density is 1 dwelling per 10 acres. It is also recommended that parcels be removed from the "Rural Commercial Overlay" district, where the owners have indicated that they have no intention of developing the property for commercial uses. This area is in Sustainable Development Area 2 (SDA-2) and is not in a major water service area.	RUR-R Rural Residential, and remove "Rural Commercial Overlay"
3	ES - 14	129.9	Estancia GMA, east of Stanley	Basin Fringe hydrologic zone	Rural	RUR-R - Rural Residential	RES-C, Residential Community (presumed)	Parcels in this subdivision are only about 0.3 acres in size, and are an anomaly in a fairly remote area that generally consists of 12.5- to 300-acre parcels. These existing parcels would be grandfathered, and it would be desirable to avoid setting a precedent for higher densities in the vicinity. This subdivision is in the current "Basin Fringe" hydrologic zone, which can support densities of 1 du/12.5 ac to 1 du/50 ac on local groundwater. This area is in Sustainable Development Area 3 (SDA-3) and is not in a major water service area.	No change (keep RUR-R)
3	ES - 15	242.0	Estancia GMA	Homestead hydrologic zone	Ag/Ranch	A/R - Ag/Ranch	RUR - Rural	This area largely consists of ranch land where the parcel size is 160 acres or more, although there are several parcels of about 30 acres each, located immediately to the west. The largest parcel in this area was created through the combination of several smaller parcels that previously existed. It would be desirable to avoid setting a precedent for further subdivision into parcels of less than 160 acres in this area. This area is in Sustainable Development Area 3 (SDA-3) and is not in a major water service area.	No change (keep A/R)

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4	ES - 16	319.7	Estancia GMA south of Edgewood/ I-40	Basin Fringe hydrologic zone	Rural Fringe	RES-E, Residential Estate	RUR - Rural	This area is near the boundary of Town of Edgewood, and is largely surrounded by existing 12- to 50-acre parcels that are proposed to be placed in the 'Residential Estate' zoning district. This area is in currently in the "Basin Fringe" hydrologic zone, although the "Basin" hydrologic zone is located about a half-mile to the east. Due to the proximity of this area to the Town of Edgewood, "Rural" zoning would not be reasonable; however, a lower-density residential zoning district (such as "Rural Residential") could be justified on parcels where the property owner wants to maintain agricultural uses. This area is in Sustainable Development Area 2 (SDA-2) and is not in a major water service area, although it is on the edge of the Entramosa Water System service area.	RUR-R, Rural Residential
4	ES - 17	159.6	Estancia GMA, east of Cedar Grove	Metro-Basin Fringe hydrologic zone	Rural Fringe	RES-E, Residential Estate	RES-E, Residential Estate	No objection to proposed zoning - property owners endorse 'RES-E' zoning. This area is in Sustainable Development Area 2 (SDA-2) and is in the Entramosa water system service area.	No zoning change requested.

MAP SHEET	ISSUE AREA	ACRES	GENERAL LOCATION	CURRENT LAND USE REGULATORY CLASSIFICATION	SGMP FUTURE LAND USE MAP CATEGORY	SLDC ZONING MAP ADOPTION DRAFT, ZONING DISTRICT ASSIGNMENT	ZONING DISTRICT PROPOSED BY PUBLIC COMMENTS	STAFF ANALYSIS	STAFF RECOMMENDATION
4	ES -18	2,958.0	Estancia GMA	Basin Fringe hydrologic zone	Rural Fringe	RUR-R, Rural Residential	RES-E, Residential Estate	This area largely consists of unsubdivided ranch land, with parcels sizes generally of 160 acres or more, although there are some 10-acre parcels along Prairiewood Lane. The area lies within the Entranosa Water System service area, and water lines run along N.M. 472 (the southern boundary of the area in question). The boundaries of the proposed "Residential Estate" zoning district to the west and to the south of the area in question reflect the boundaries of the current "Metro Basin Fringe" and "Basin" hydrologic zones, respectively. The densities that are currently allowed in these areas are 1 du/5 ac to 1 du/2.5 acres (on central water), for the Metro-Basin Fringe zone, and up to 1 du/2.5 acres in the Basin zone. The density that is currently allowed in the subject area is up to 1 du/12.5 acres, since it is in the "Basin Fringe" hydrologic zone. It is recommended that higher densities not be allowed in this area, unless these higher densities are conditioned on connection to a central water system. This area is in Sustainable Development Area 2 (SDA-2) and is in the Entranosa water service area.	No change (keep RUR-R)
4	ES -19	221.5	Estancia GMA	Basin hydrologic zone	Rural Fringe	RES-E, Residential Estate	RES-F, Residential Fringe	Objections were raised to the 'Residential Estate' zoning that is proposed along the southern segment of Prairiewood Lane. 'Residential Estate' zoning is based on the bonus density (1 du/2.5 ac) that is currently allowed in the Basin Hydrologic Zone. Lot size requirements established by private restrictive covenants in the area would still be in effect, regardless of County zoning. This area is in Sustainable Development Area 2 (SDA-2) and is in the Entranosa water service area.	No change (keep RES-E)
4	ES - 20	81.0	Estancia GMA near Stanley	Basin Fringe hydrologic zone	Rural Fringe	RUR-R, Rural Residential	A/R - Ag/Ranch	The 80-acre property in this area is bordered on east, south, and west by proposed 'Rural Residential', and is bordered on the north by proposed 'Rural Fringe'. 'Ag/Ranch' zoning in this area would create a spot zone that would be unrelated to the surrounding proposed zoning districts. Most agricultural uses would be able to continue or be established in this area under "Rural Fringe" zoning. This area is in Sustainable Development Area 2 (SDA-2) and is in the Entranosa major water service area.	RUR-F, Rural Fringe

MAP SHEET	ISSUE AREA	ACRES	GENERAL LOCATION	CURRENT LAND USE REGULATORY CLASSIFICATION	SGMP FUTURE LAND USE MAP CATEGORY	SLDC ZONING MAP ADOPTION DRAFT, ZONING DISTRICT ASSIGNMENT	ZONING DISTRICT PROPOSED BY PUBLIC COMMENTS	STAFF ANALYSIS	STAFF RECOMMENDATION
4	ES -21	3,181.1	Estancia GMA east of San Pedro	Homestead hydrologic zone	Ag/Ranch	A/R - Ag/Ranch	RUR-Rural	This area consist primarily of large parcels of 160 acres or more that are used for ranching. This area is in Sustainable Development Area 3 (SDA-3) and is not in a major water service area. Due to the remote location of this area, the poor access to public facilities and services, and the predominance of ranching in the surrounding area, it is recommended that this area remain as 'Ag/Ranch' on the SLDC zoning map. There are adequate areas to the south that are proposed for 'Rural' zoning that have not yet been subdivided.	A/R - Ag/Ranch
4	ES -22	7,094.5	Estancia GMA east of San Pedro	Homestead hydrologic zone	Rural Fringe and Rural	RUR-Rural	RUR-Rural	This area consist primarily of large parcels of 160 acres or more that are used for ranching. This area is in Sustainable Development Area 2 (SDA-2), except for the northeast corner of the area, which is in SDA-3. The southern half of this area is in the Entramosa water system service area, whereas the northern portion is not in a major water service area.	No zoning change requested.

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Santa Fe County Planning Division
20-Aug-14

Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Estancia GMA, Map Sheet 4 -
Northern and Central Estancia Basin Area
(Issue Areas ES-16 through ES-22)

Legend

- Santa Fe County
- Management Areas
- Sustainable Development Areas**
 - SDA-1
 - SDA-2
- Zoning Map Issue Area
- Hydrologic Zones
- Water Service Area, County-Wide (January 2009)
- Community Districts
- Not Under Santa Fe County Zoning Jurisdiction**
 - Municipality
 - Municipal Application Area
 - Tribal Lands
 - Federal and State Public Lands
- Proposed 2014 SLD Code Official Zoning Map**
 - Rural (1 dwelling per 100 acres)
 - Rural (1 dwelling per 40 acres)
 - Rural Pringe (1 dwelling per 30 acres)
 - Rural Residential (1 dwelling per 10 acres)
 - Residential Pringe (1 dwelling per 5 acres)
 - Residential Estate (1 dwelling per 2.5 acres)
 - Residential Community (1 dwelling per acre)
 - Additional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)
 - Commercial Neighborhood
 - Commercial General
 - Industrial
 - Public / Institutional
 - Mixed Use
 - Planned Development District
- Rural Commercial Overlay Zone**
 - Rural Commercial Overlay Zone
- Airport Noise Overlay Zone**
 - A1 DNL
 - A2 DNL
 - A3 DNL

Any land or water is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning issue area. It is deemed either a zoning district or a community district (where appropriate) on this map, shall be governed by what is to be located in the 2014 Zoning Code unless otherwise specifically provided for in the Santa Fe County, Land Development Code.

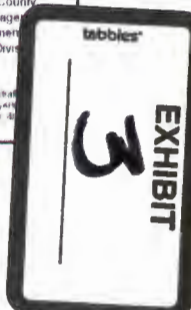
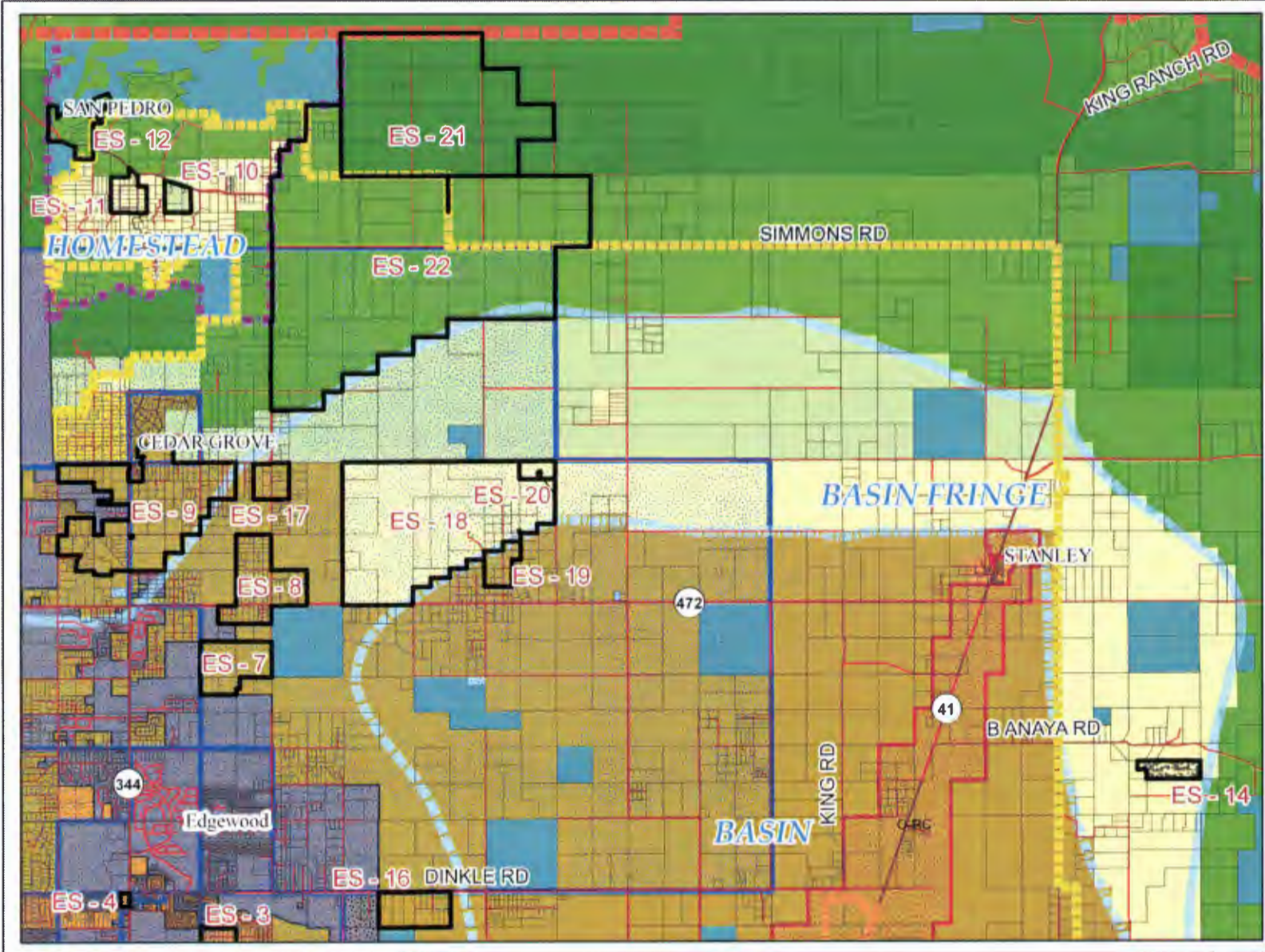


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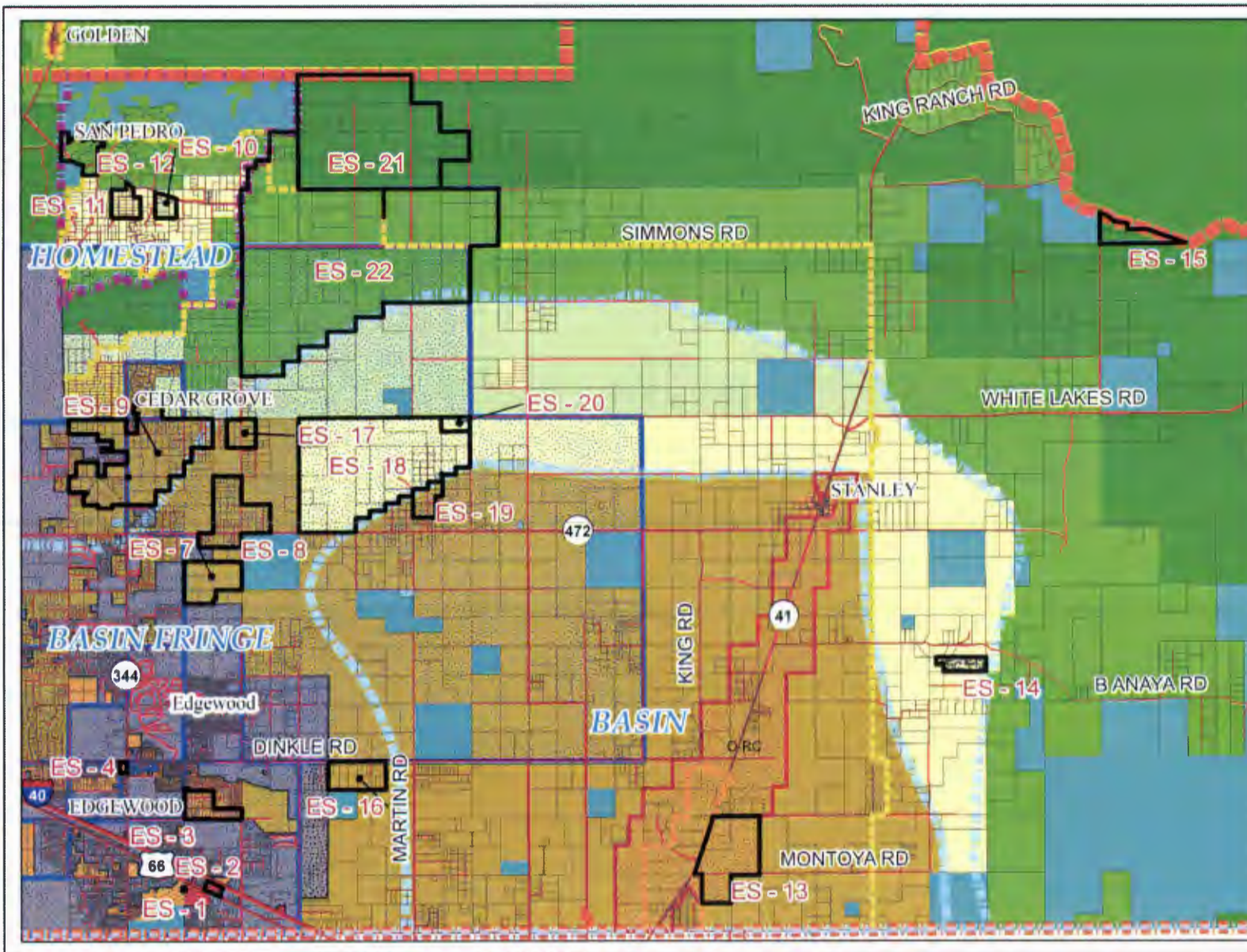


Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
400 North First Street, Santa Fe, NM 87501
p. 5 of 1015
www.santafe.org
405.938.2200



www.santafe.org



Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Estancia GMA, Map Sheet 3 -
State Road 41 Corridor/
Eastern Estancia Basin
(Issue Areas ES-13 through ES-15)

Legend

Santa Fe County

Management Areas

Sustainable Development Areas

SDA 1
SDA 2

Zoning Map Issue Areas

Hydrologic Zones

Water Service Areas, County-Wide (January 2009)

Community Districts

Not Under Santa Fe County Zoning Jurisdiction

Municipality
Municipal Annexation Area
Tribal Lands
Federal and State Public Lands

Proposed 9/31/14 SLDL Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)
Rural (1 dwelling per 40 acres)
Rural Prings (1 dwelling per 30 acres)
Rural Residential (1 dwelling per 10 acres)
Residential Prings (1 dwelling per 2.5 acres)
Residential Estate (1 dwelling per 10 acres)
Residential Community (1 dwelling per acre)
Traditional Community (1 dwelling per 0.75 acres, to 2 dwellings per acre - with center water and sewer)
Commercial Neighborhood
Commercial General
Industrial
Public / Institutional
Mixed Use
Planned Development District

Plus of Commercial Overlay Zone

Airport Noise Overlay Zone

64 DNL
60 DNL
68 DNL



1 0.5 0 1 Mile



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Estancia GMA, Map Sheet 2 -
Golden/San Pedro/
Cedar Grove Area (Issue
Areas ES-6 through ES-12)

Legend

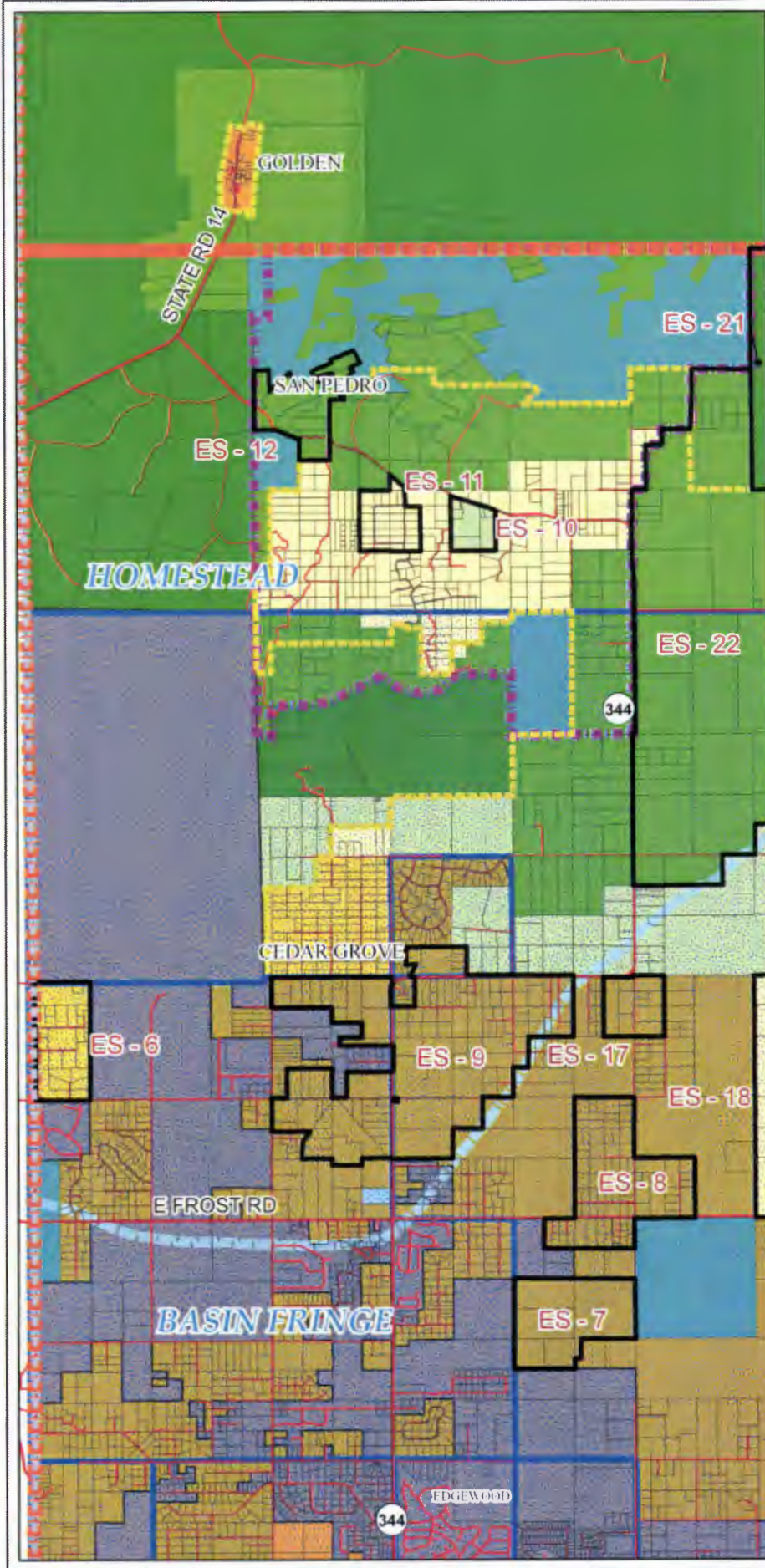
- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
 - SDA-1
 - SDA-2
- Zoning Map Issue Areas
- Hydrologic Zones
- Water Service Areas, County-Wide (January 2009)
- Community Districts
- Not Under Santa Fe County Zoning Jurisdiction
 - Municipality
 - Municipal Annexation Area
 - Tribal Lands
 - Federal and State Public Lands
- Proposed 3/21/14 SLDC Official Zoning Map
 - Ag / Ranch (1 dwelling per 160 acres)
 - Rural (1 dwelling per 40 acres)
 - Rural Fringe (1 dwelling per 20 acres)
 - Rural Residential (1 dwelling per 10 acres)
 - Residential Fringe (1 dwelling per 5 acres)
 - Residential Estate (1 dwelling per 2.5 acres)
 - Residential Community (1 dwelling per acre)
 - Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)
 - Commercial Neighborhood
 - Commercial General
 - Industrial
 - Public / Institutional
 - Mixed Use
 - Planned Development District
- Rural Commercial Overlay Zone
- Airport Noise Overlay Zone
 - 1-45 DNL
 - 1-50 DNL
 - 1-55 DNL

Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map with a County zoning district and is not depicted with a zoning district as a community district reference on this map, shall be controlled by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.



Santa Fe County
Growth Management
Department
Planning Division

March 21, 2014
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Santa Fe County
Sustainable Land Development Code
Official Zoning Map
Adoption Draft, March 21, 2014
Estancia CMA, Map Sheet 1 -
Edgewood Annexation Area
and Infill Areas (Issue Areas ES-1 through ES-5)

Legend

Santa Fe County

- Managed Areas
- Sustainable Development Areas
 - SDA-1
 - SDA-2
- Zoning Map Issue Areas
- Hydrologic Zones
- Water Service Areas, County-Wide (January 2009)
- Town of Edgewood - MBH Annexation Area
- Community Districts
- Not Under Santa Fe County Zoning Jurisdiction
 - Municipality
 - Municipal Annexation Area
 - Tribal Lands
 - Federal and State Public Lands
- Proposed 3/21/14 SLED Official Zoning Map
 - Ag / Ranch (1 dwelling per 160 acres)
 - Rural (1 dwelling per 40 acres)
 - Rural Fringe (1 dwelling per 20 acres)
 - Rural Residential (1 dwelling per 10 acres)
 - Residential Fringe (1 dwelling per 8 acres)
 - Residential Estate (1 dwelling per 2.5 acres)
 - Residential Community (1 dwelling per acre)
 - Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)
 - Commercial Neighborhood
 - Commercial General
 - Industrial
 - Public / Institutional
 - Mixed Use
 - Planned Development District
- Red of Commercial Overlay Zone
- Airport Noise Overlay Zone
 - 65 DNL
 - 65 PNL
 - 65 PNL

Scale: 0 0.25 0.5 Miles

Santa Fe County
Growth Management
Department
Planning Division

March 21 2014
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