

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

DATE: October 10, 2018

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Development Review Team Leader

VIA: Katherine Miller, County Manager

Penny Ellis-Green, Growth Management Director

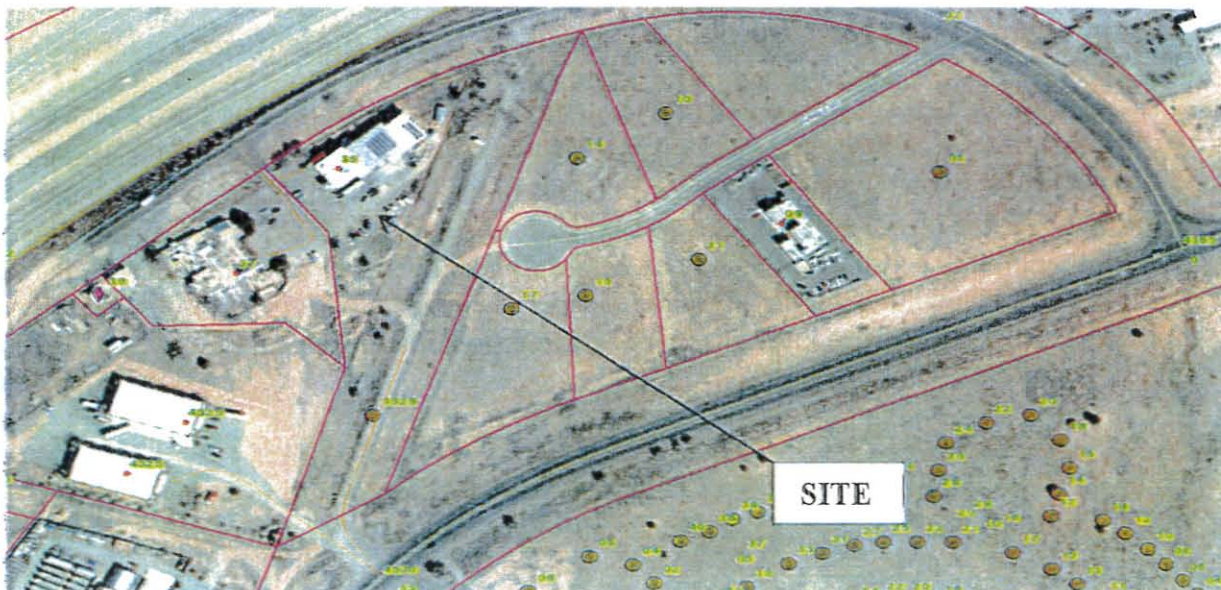
Vicki Lucero, Building and Development Services Manager

FILE REF.: BCC CASE # MIS 18-5210 Santa Fe Brewing Winegrower Liquor License.

ISSUE:

Santa Fe Brewing, Applicant, request approval of a Winegrowers License, with on premises consumption, patio service, and package sales. The property is located at 35 Fire Place, and is zoned as Employment Center (EC) within the PD-1 Community College District (CCD-EC), within Section 35, Township 15 North, Range 8 East, (Commission District 5).

Vicinity Map:



SUMMARY:

In 2005, Santa Fe Brewing received approval by the State Alcohol and Gaming Division and Santa Fe County for a Small Brewers License to operate at 35 Fire Place. In 2015, the State Alcohol and Gaming Division and Santa Fe County approved the expansion of the Small Brewers License at 35 Fireplace. The Applicant is requesting approval of a Winegrowers Liquor License (License No. 1101220), with on premises consumption, patio service, and package sales. The Winegrowers Liquor License will allow the Applicant to produce and allow the fermentation of Cider on this site.

On January 13, 2015, a Master Plan Amendment, Preliminary and Final Development Plan, to allow an expansion of the existing brewing facility on 4.97 ± acres, was approved by the Board of County Commissioners of Santa Fe County.

Chapter 1, Section 1.11.3 of the SLDC states:

“Development permits and final approvals granted by the Board, County Development Review Committee or the Administrator prior to enactment of the SLDC for which rights have vested shall remain valid, and development and use of the property shall be allowed so long as the development and use is in accordance with the development permit and final approval.”

The zoning for this property is regulated by Ordinance No. 2016-9, the Sustainable Land Development Code (SLDC), Chapter 8, Section 8.10.3, Planned District Santa Fe Community College District (CCD). The site is zoned as Employment Center (EC) within the PD-1 Community College District (CCD-EC). Table 8.44: CCD Use Table illustrates the uses allowed within the above mentioned zoning district subject to all other applicable standards of the SLDC.

The CCD Use Table allows for warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor (off premises consumption of alcohol) and Tap or Tasting Room as a Permitted Use.

The Applicant has a current Santa Fe County business license.

The State Alcohol and Gaming Division granted preliminary approval of this request in accordance with Section 60-6B-4 NMSA of the Liquor Control Act. The Liquor Control Act requires the Board of County Commissioners (BCC) to conduct a public hearing on the request to grant a Winegrowers Liquor License with on premises consumption, patio service, and package sales at this location. In accordance with the Liquor Control Act the BCC may disapprove the issuance of the license if the location is within three hundred feet of any church or school; the issuance would be in violation of zoning or an ordinance; or the issuance would be detrimental to public health, safety or morals of the residents of the local option district.

Legal notice of this request has been published in accordance with the Liquor Control Act by publishing notice before the hearing twice in the Santa Fe New Mexican on September 28, 2018, and October 15, 2018.

A complete Application was submitted on September 20, 2018.

Growth Management staff has reviewed this request for compliance with pertinent Code requirements and finds the following facts to support this submittal: CCD Use Table 8.44 allows the requested use; Chapter 1, Section 1.11.3 validates existing uses which were previously approved by the County prior to enactment of the SLDC; the Applicant has met the State of New Mexico requirements for noticing.

APPROVAL SOUGHT: Approval of a Winegrowers Liquor License (License No. 1101220) with on premises consumption, patio service, and package sales.

GROWTH MANAGEMENT AREA: Community College District PD-1, SDA-1

STAFF RECOMMENDATION: Approval of a Winegrowers License (License No. 1101220), with on premises consumption, patio service, and package sales to be located at 35 Fire Place.

EXHIBITS:

- 1- Letter of Intent
- 2- Alcohol and Gaming Division Letter of Preliminary Approval
- 3- Copy of County Business License
- 4- Zoning Statement
- 5- Site Plan
- 6- Floor Plan
- 7- Aerial of Site
- 8- Table 8.44: CCD Use Table
- 9- Section 1.11.3



Letter of Intent

The intention of the application is to start producing cider at Santa Fe Brewing Co. to provide a gluten free option. New Mexico Alcohol and Gaming defines cider making under a Small Wine Grower License which is what SFBC is applying for. Hours of operation will be:

Monday thru Thursday – 11:00 A.M. – 10:00 P.M.

Friday – 11:00 A.M. – 11:00 P.M.

Saturday – 12:00 P.M. – 11:00 P.M.

Sunday – 12:00 P.M. – 8:00 P.M.

SFBC will provide food trucks on site as a food option.





Production Plan

Santa Fe Brewing Co. will be utilizing it's existing 30 Barrel Brewhouse to produce cider. The brewhouse was manufactured by Century manufacturing and built in 1998. The Cider will be fermented in existing tanks which range in size from 30 Barrels to 150 Barrels and then packaged in kegs or cans. It is estimated that the batch size will be 1,000 gallons in size to start and scaled up to 5,000 gallons as demand grows. Annual production is anticipated at 1000 barrels per year with the possibility of growing to 10,000 barrels per year.

By Brian Lock
President/Owner
Santa Fe Brewing Co.



**New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION**

P.O. Box 25101 ▪ Santa Fe, New Mexico 87504-5101
(505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/alcoholandgaming

August 29, 2018

Certified Mail No.: 9171 9690 0935 0155 1794 67

Susana Martinez
Governor

Robert "Mike" Unthank
Superintendent

Pat McMurray
Deputy Superintendent

Claudia Armijo
Deputy General Counsel

Mary Kay Root
Director

Santa Fe County

Jose Larranaga, Development Review Team Leader
Commercial Development, Zoning Statements, Liquor Licenses, Cell Towers
102 Grant Avenue
Box 276
Santa Fe, NM 87504

RE: Lic. No. /Appl. No.: Application No. 1101220
Name of Applicant: Santa Fe Brewing Co.
Doing Business As: Santa Fe Brewing Cider
Proposed Location: 35 Fire Place, Santa Fe, New Mexico 87508

Greetings:

The Director of the Alcohol and Gaming Division has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

While the law states that "within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement. Should the Local Governing Body be unable to meet one of these requirements, please send a Request for Waiver/Extension by email to the assigned AGD Hearing Officer listed on page 2.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A)** Name and address of the Applicant/Licensee;
- (B)** The action proposed to be taken by the Alcohol & Gaming Division;
- (C)** The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made of the hearing.**

THE APPLICANT IS SEEKING A WINEGROWER LIQUOR LICENSE, WITH ON PREMISES CONSUMPTION WITH PATIO SERVICE AND PACKAGE SALES

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions Division
(505) 476-4600

Construction Industries Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Manufactured Housing Division
(505) 476-4770

Securities Division
(505) 476-4580

Administrative Services Division
(505) 476-4800



NID 1

Within thirty (30) days after the Public Hearing, the governing body shall notify the Alcohol and Gaming Division of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to the Alcohol and Gaming Division with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,


Charmaine Martinez, Hearing Officer
New Mexico Regulation & Licensing Dept. | Alcohol & Gaming Division
Phone: (505) 476-4804 Fax: (505) 476-4595
Email: charmaine.martinez2@state.nm.us

Enclosures:

1. Original Page 1 of the Application (*must be signed and returned w notices of publication*)
2. Copy of Page 2 of the Application
3. Copy of Zoning Statement



AGD USE ONLY: Payment Application Fee \$ 200 Received on: 7-10-18 Receipt No. 2102539
 License Fee \$ _____ Received on: _____ Receipt No. _____
 Application # 1101220 Local Option District: _____

WINEGROWER LIQUOR LICENSE APPLICATION

\$200.00 Application Fee, non-refundable.

Check appropriate boxes:

Application is for: ☒ New License ☐ Off-Site Location – 1st, 2nd, 3rd Master License No. _____

Applicant is: ☐ Individual ☐ Limited Liability Company ☒ Corporation ☐ Partnership (General/Limited)

NAME OF APPLICANT: (Company or Individual)

TELEPHONE NUMBER

SANTA FE BREWING CO.

EMAIL ADDRESS (required): brian@santafebrewing.com

MAILING ADDRESS: P.O. Box 29773 SANTA FE, NM. 87592

D/B/A Name to be used: N/A SANTA FE BREWING CIDER Business Phone #: 505 424-3333

Physical location where license is to be used: (Include street number / highway number / state road, city, county, state, and zip code)

35 FIRE PLACE SANTA FE, NM. 87508

Are alcoholic beverages currently being dispensed at the proposed location? ☒ Yes ☐ No If Yes, License # / Type: SMALL 67071

Agent/Contact Person: BRIAN LOCK Phone#: 505 660-0565 Email: brian@santafebrewing.com

I, (print name) BRIAN LOCK, as (title) PRESIDENT
 being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations herein are found to be false, the Director may refuse to issue or renew the license or may cause the license to be revoked at any time.

You must sign and date before a Notary Public.

Signature of Applicant: [Signature] Date: 7-10-18

NOTARY PUBLIC USE ONLY: (State of New Mexico, County of Santa Fe)

SUBSCRIBED AND SWORN TO before me this 10 day of July, 20 18

By: Brian Lock Notary Public: Trinidad Alderete

My Commission Expires: 2-8-21



FOR LOCAL OPTION DISTRICT USE ONLY: Local Governing Body of: _____ City, County, Town, Village

Public Hearing held on _____, 20____. Check one: ☐ Approved ☐ Disapproved

Signature and Title of City/County Official: _____

FOR ALCOHOL AND GAMING DIVISION USE ONLY: ☐ Approved ☐ Disapproved

Signed by Director: _____ Date: _____

NB-8



JUL 10 2018

PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION

NMSA §60-6B-10

1. The land and building which is proposed to be the licensed premises is: (check one)

☐ Owned by Applicant, copy of deed/document attached ☒ Leased by Applicant, copy of lease/document attached

☐ Other (provide details): _____

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s): LOCK BUILDERS LLC.

B. Date and Term of Lease: 12-31-2014 25 YEAR TERM EXPIRES 12-31-2039

3. Premises location is Zoned (example C-1, see Zoning Statement): _____

☐ Zoning Statement attached, which must be obtained from the Local Government, listing the proposed location by address, Type of Zone, state whether alcoholic beverages are allowed at proposed location, and if applicable, whether packaged sales, patio service and/or manufacturing is allowable. If there is no zoning in the proposed location, attach Statement from the local government, indicating there is no zoning.

4. Distance* from nearest Church: (Property line of church to closest point of licensed premises—shortest distance)

Name of Church: HOLY FAMILY EPISCOPAL CHURCH Miles/feet: .8 MILES

Address/location of Church: 10 BISBEE CT. SANTA FE, NM. 87508

5. Distance* from nearest School: (Property line of school to closest point of licensed premises—shortest distance)

Name of School: AMY BIEHL Miles/feet: 2.8 MILES

Address/location of School: 310 AVENIDA DEL SUR SANTA FE, NM. 87508

6. Distance from military installation *(Property line of military installation to closest point of licensed premises—shortest distance.)

Name of Military Installation, circle one: Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces),
Miles: 59 Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis)

7. Attach Detailed Floor Plan, must include the Total Square Footage of premises; List nearest cross street; Show which direction is North; Show each level (floor) where alcoholic beverages will be sold or consumed, exterior walls, doors, and interior walls; Patio Area with type of barrier used; Highlight Bonded Areas. The floor plan should be no larger than 8½ x 11 inches and must be labeled with designated areas highlighted, which will reflect the proposed Licensed Premises.

8. Type of Operation: ☐ Hotel ☐ Lounge ☐ Package Grocery ☐ Restaurant ☐ Racetrack

☐ Small Brewer ☐ Craft Distiller ☒ Winery ☐ Wholesaler

☐ Other (specify): _____

*NOTE: If the distance is beyond 300 feet, but less than 400 feet, a Registered Engineer or Licensed Surveyor must complete a Survey Certificate showing the exact distance.

AND A

COMMERCIAL LICENSE

Registration No: 12034

Permit No: 96-4380

Permit Type: COMMERCIAL

State of New Mexico, County of Santa Fe

WHEREAS, BRIAN LOCK, a resident of P. O. BOX 29773, SANTA FE, NM 87592
County and State aforesaid, and one of the members of the firm known as SANTA FE BREWING COMPANY
has made application for registration as COMMERCIAL; therefore

License Has Been Granted

to the said SANTA FE BREWING COMPANY to carry on said business at
35 FIRE PLACE, SANTA FE, NM 87508
in said County and State for a period of 12 months, commencing on the 1 day of January, 2018
and ending on the 31 day of December, 2018, under the provisions of the law in such cases made and provided.

In Witness Whereof, I have hereunto set my hand and affixed the seal
of the Treasurer, at Santa Fe, N.M., this 1
day of January 2018


SANTA FE COUNTY TREASURER

21,058



Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

July 9, 2018

Santa Fe Brewing
35 Fire Place
Santa Fe, New Mexico 87508

RECEIVED

JUL 10 2018

SECOND READING

Re: Zoning Statement for the Santa Fe Brewing Co. located at 35 Fire Place, Santa Fe, New Mexico, 87508

Mr. Brian Lock:

This office has been asked to provide zoning verification with respect to the above referenced property.

On January 13, 2015, a Master Plan Amendment, Preliminary and Final Development Plan, to allow an expansion of the existing brewing facility on 4.97 ± acres, was approved by the Board of County Commissioners of Santa Fe County.

The zoning for this property is regulated by Ordinance No. 2016-9, the Sustainable Land Development Code (SLDC), Chapter 8, Section 8.10.3, Planned District Santa Fe Community College District (CCD). The site is zoned as Employment Center (EC) within the PD-1 Community College District (CCD-EC). Table 8.44: CCD Use Table illustrates the uses allowed within the above mentioned zoning district subject to all other applicable standards of the SLDC.

The CCD Use Table allows for warehouse or storage facility, wholesale trade durable and non-durable goods, refrigerated warehouse or cold storage, beer, wine, and liquor (off premises consumption of alcohol) and Tap or Tasting Room as a Permitted Use.

If you have any questions contact me at 986-6225.

Sincerely,

Vicki Lucero
Building and Development Services Manager

Cc; Jose E. Larrañaga
Development Review Team Leader

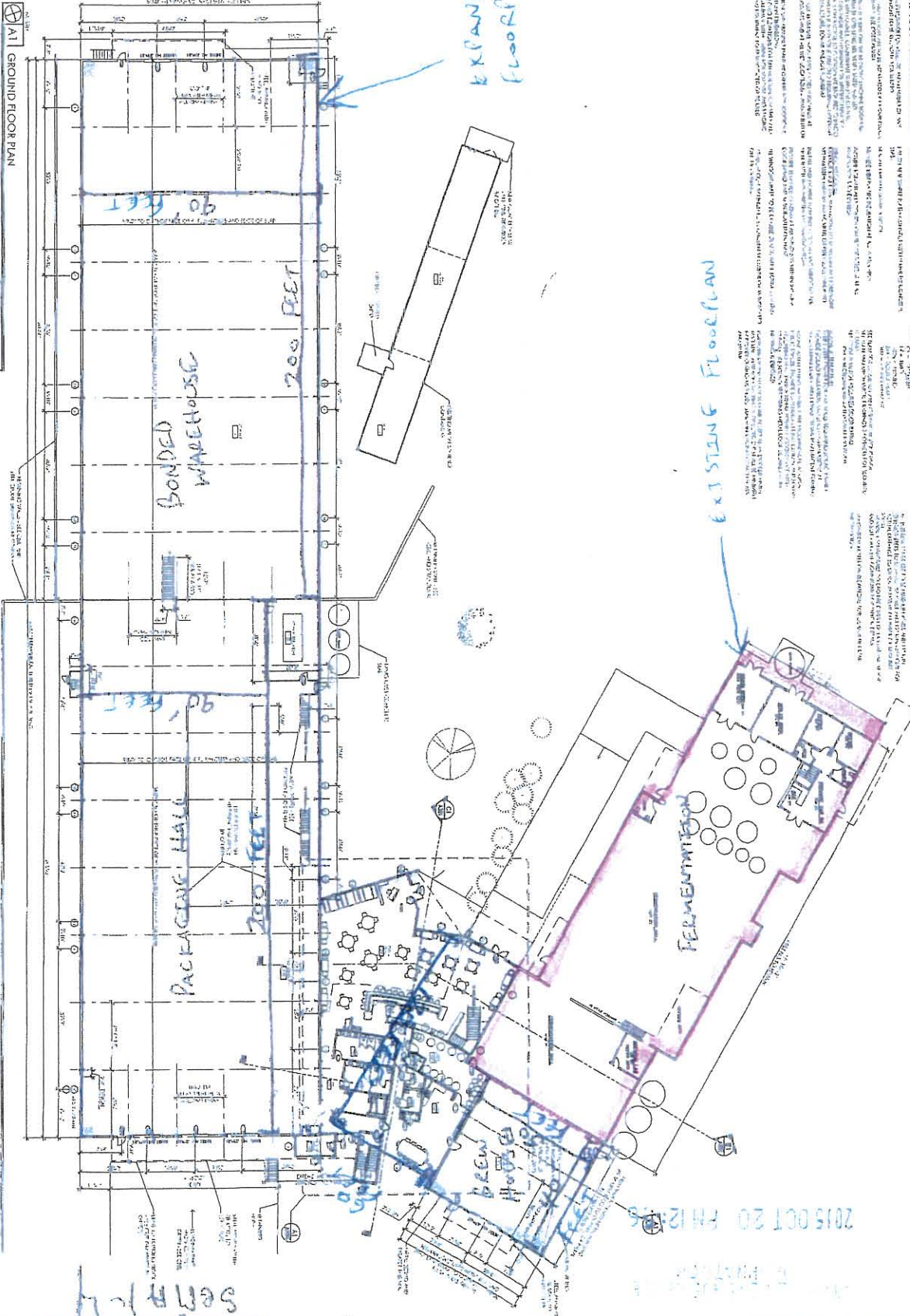


FLOOR PLAN

WATER
EXPANSION

WATER
EXPANSION

GROUND FLOOR PLAN



PROJECT NO.	15008
DATE	10/10/15
REVISIONS	
DESCRIPTION	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
SCALE	1" = 10'-0"
TITLE	GROUND FLOOR PLAN
PROJECT NAME	SANTA FE BREWING EXPANSION
PROJECT ADDRESS	35 FIRE PLACE, SANTA FE, NEW MEXICO 87504



SANTA FE BREWING EXPANSION
35 FIRE PLACE
SANTA FE, NEW MEXICO 87504



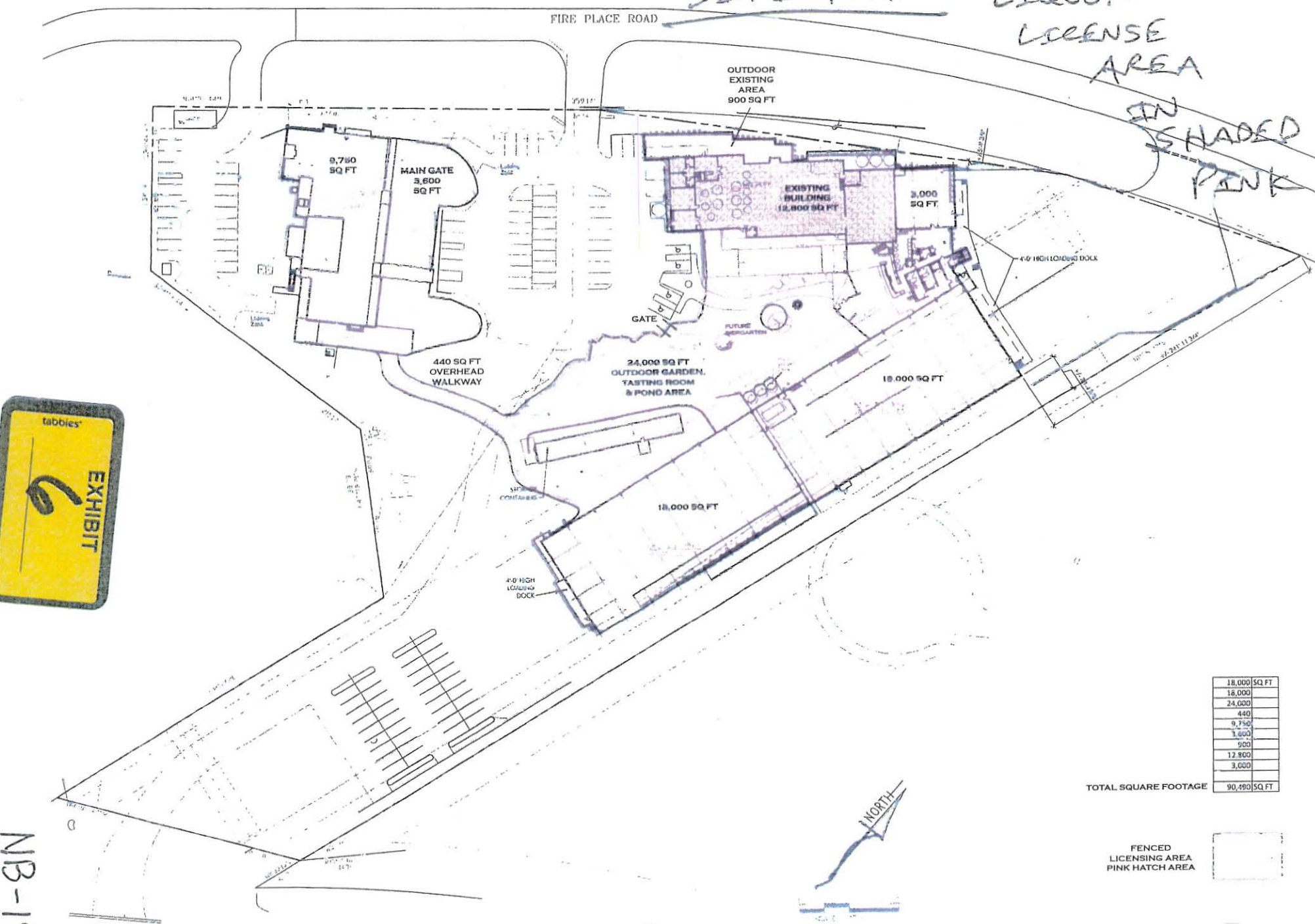
SITE PLAN - LIQUOR LICENSE AREA

IN SHADED PINK

FIRE PLACE ROAD

tabbles®
EXHIBIT
6

NB-14



18,000	SQ. FT.
18,000	
24,000	
440	
9,750	
3,600	
900	
12,800	
3,000	
90,490	SQ. FT.

TOTAL SQUARE FOOTAGE

FENCED LICENSING AREA
PINK HATCH AREA



A1 ARCHITECTURAL SITE PLAN

1" = 40'-0"

Untitled Map

Write a description for your map.

Legend

- 35 Fire Pl
- Gruda Veterinary
- La Cienega Volunteer Fire Dept
- Santa Fe Brewing Company



Google Earth

© 2018 Google



1000 ft



Use	CCD V	CCD NCC	CCD NC	CCD VN	CCD F	CCD IC	CCD RUR	CCD EN	CCD Open Space	CCD EC	CCD M	Special Conditions
Automotive parts, accessories, or tires	X	C	C	X	X	X	X	X	X	P	P	
Gasoline service	X	X	X	X	X	X	X	X	X	C	C	
Lumberyard and materials	X	P	P	X	X	X	X	X	X	P	P	
Outdoor resale business	X	C	X	X	X	X	X	X	X	C	C	
Pawnshops	X	C	C	X	X	X	X	X	X	P	P	
Tap or Tasting Room	X	P	P	C	X	P	X	X	X	P	P	
Beer, wine, and liquor store (off-premises consumption of alcohol)	X	P	C	C	X	C	X	X	X	P	C	
Shopping center	X	C	C	X	X	X	X	X	X	P	P	
Convenience stores or centers	X	P	P	X	X	X	X	X	X	P	P	
Car care center	X	C	C	X	X	X	X	X	X	P	P	
Car washes	X	C	C	X	X	X	X	X	X	P	P	
Office or bank (without drive-through facility)	X	P	P	X	X	P	X	X	X	P	P	
Office (with drive-through facility)	X	P	P	X	X	P	X	X	X	P	P	
Office or store with residence on top	P	P	P	P	P	P	P	P	X	P	P	
Office-over storefront structure	X	P	P	X	X	P	X	X	X	P	P	
Research and development services (scientific, medical, and technology)	X	C	X	X	X	P	X	X	X	P	P	
Car rental and leasing	X	C	X	X	X	X	X	X	X	C	C	
Leasing trucks, trailers, recreational vehicles, etc.	X	C	X	X	X	X	X	X	X	C	C	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	X	P	P	X	X	P	X	X	X	P	P	
Bars, taverns and nightclubs	X	C	C	C	X	C	X	X	X	C	C	
Sexually oriented business	X	X	X	X	X	X	X	X	X	X	X	
Tattoo parlors	X	P	P	X	X	P	X	X	X	P	P	
Industrial, manufacturing and wholesale trade												
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)	X	C	C	X	X	X	C	X	X	P	P	
Loft	X	C	C	X	X	X	C	X	X	P	P	
Mill-type factory structures	X	X	X	X	X	X	X	X	X	C	C	
Manufacturing plants	X	X	X	X	X	X	X	X	X	C	C	
Industrial parks	X	X	X	X	X	X	X	X	X	C	C	
Laboratory or specialized industrial facility	X	X	X	X	X	X	X	X	X	C	C	
Assembly and construction-type plants	X	X	X	X	X	X	X	X	X	C	C	
Process plants (metals, chemicals asphalt, concrete, etc.)	X	X	X	X	X	X	X	X	X	C	C	
Construction-related businesses	X	C	C	X	X	X	C	X	X	P	P	
Heavy construction	X	X	X	X	X	X	X	X	X	C	C	



Use	CCD V	CCD NCC	CCD NC	CCD VN	CCD F	CCD IC	CCD RUR	CCD EN	CCD Open Space	CCD EC	CCD M	Special Conditions
Machinery related	X	X	X	X	X	X	X	X	X	C	C	
Trade contractor, plumbing, electrical, roofing, painting, landscaping	X	C	C	X	X	X	C	X	X	P	P	
Automotive paint and body	X	C	C	X	X	X	X	X	X	P	P	
Automotive wrecking and graveyards, salvage yards, and junkyards	X	X	X	X	X	X	X	X	X	X	X	
Vehicle storage for towing or related business	X	X	X	X	X	X	X	X	X	X	X	
Demolition, building and structure business	X	X	X	X	X	X	X	X	X	C	C	
Warehouse or storage facility Structure	X	X	X	X	X	X	X	X	X	P	P	
Mini-warehouse, mini-storage units	X	C	C	X	X	X	X	X	X	C	C	
High-rise mini-warehouse	X	C	C	X	X	X	X	X	X	C	C	
Warehouse structure	X	X	X	X	X	X	X	X	X	P	P	
Produce warehouse	X	X	X	X	X	X	X	X	X	P	P	
Refrigerated warehouse or cold storage	X	X	X	X	X	X	X	X	X	P	P	
Large area distribution or transit warehouse	X	X	X	X	X	X	X	X	X	P	P	
Wholesale trade - durable goods	X	X	X	X	X	X	X	X	X	P	P	
Wholesale trade nondurable goods	X	X	X	X	X	X	X	X	X	P	P	
Food, textiles, and related products	X	X	X	X	X	X	X	X	X	C	C	
Wood, paper, and printing products	X	X	X	X	X	X	X	X	X	C	C	
Tank farms	X	X	X	X	X	X	X	X	X	C	C	
Public assembly structures												
Performance theater	X	P	P	X	X	P	X	X	X	C	P	
Movie theater	X	P	C	X	X	C	X	X	X	P	P	
Amphitheater	X	P	C	X	X	C	X	X	X	X	P	
Drive-in theaters	X	P	C	X	X	C	X	X	X	X	X	
Indoor games facility	X	P	C	X	X	C	X	X	X	X	P	
Amusement, sports, or recreation establishment not specifically enumerated	X	P	C	X	X	C	X	X	X	X	C	
Amusement or theme park	X	X	X	X	X	X	X	X	X	C	C	
Arcade	X	P	C	X	X	C	X	X	X	X	C	
Miniature golf establishment	X	P	P	C	C	P	X	X	X	X	X	
Fitness, recreational sports, gym, or athletic club	X	P	P	X	X	P	X	X	X	P	P	
Bowling, billiards, pool, etc.	X	P	C	X	X	C	X	X	X	X	X	
Skating rinks	X	P	C	X	X	C	X	X	X	X	X	
Sports stadium or arena	X	P	P	P	X	P	P	X	C	C	C	
Racetrack or raceway	X	X	X	X	X	X	X	X	X	C	C	

1.10.2. SLDC as Paramount Regulation. Where a regulation or standard contained within the SLDC imposes more stringent criteria or standards than those required under another County ordinance or regulation, the regulation adopted under the SLDC controls. If the other County ordinance or regulation imposes higher standards, that ordinance or regulation controls so long as it is consistent with the purposes, findings and intent of the SLDC and with the goals, objectives, policies and strategies of the SGMP. Where a regulation or standard contained in State or Federal laws or regulations imposes less stringent standards than established in the SLDC, the SLDC shall apply.

1.10.3. Rules of Construction. Provisions of the SLDC are basic and minimum requirements for the protection of public health, safety, comfort, convenience, prosperity and welfare. The SLDC shall be liberally interpreted in order to further its underlying purposes, intent, criteria and standards and to implement the goals, objectives, policies and strategies of the SGMP. The meaning of any and all words, terms, or phrases in the SLDC shall be construed in accordance with Appendix A (Rules of Interpretation, Definitions and Acronyms) which is incorporated herein by reference. The SLDC contains numerous tables, graphics, pictures, illustrations and drawings in order to assist the reader in understanding and applying the SLDC. To the extent there is any inconsistency between the text of the SLDC and any such table, graphic, picture, illustration or drawing, the text controls unless otherwise provided in the specific section.

1.10.4. Minimum Requirements. The SLDC establishes minimum requirements for land use and development. The issuance of any development approval or development order pursuant to the SLDC shall not relieve the recipient from the responsibility to comply with all other County, state or federal laws, ordinances or regulations.

1.11. TRANSITIONAL PROVISIONS.

1.11.1 Effect of Zoning Map on Prior Zoning Approvals. The Zoning Map adopted in conjunction with the SLDC shall incorporate zoning or rezoning of property actions completed prior to the effective date of the SLDC.

1.11.2. Prior Development Permits and Approvals. Except as otherwise provided in Section 1.11.1, development permits and approvals previously granted by the Board, County Development Review Committee or the Administrator before the effective date of the SLDC for which rights have not vested (approved master plans, special exceptions, recognition of nonconforming uses, development plans, subdivisions, exception plats, and lot line adjustments) shall be henceforth governed by the SLDC.

→ **1.11.3. Permits and Approvals With Vested Rights.** Development permits and final approvals granted by the Board, County Development Review Committee or the Administrator prior to enactment of the SLDC for which rights have vested shall remain valid, and development and use of the property shall be allowed so long as the development and use is in accordance with the development permit and final approval.

1.11.4. Approved Master Plans. Properties that have received final approval of a master plan within five years of the effective date of the SLDC shall file an application for approval of a development plan, preliminary development plan or subdivision plat pursuant to this SLDC no later than January 2017, or the approval of the master plan shall nevertheless expire. In the case of a phased master plan that has moved forward with a phase or phases in accordance with an approved phasing plan, the master plan shall be considered a conceptual plan and its expiration shall be governed by section 4.9.9.10. Any zoning established by an expired master plan shall be included in the Zoning Map as described in Section 1.11.1 of the SLDC.



