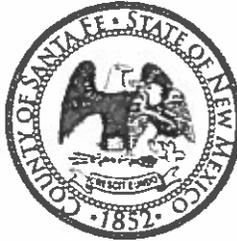


Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: October 18, 2016

TO: Board of County Commissioners

FROM: Vicki Lucero, Building and Development Services Manager *VL*

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director *PEG*

RE: Request Authorization to Publish Title And General Summary Of Ordinance No. 2016-____, An Ordinance Amending and Restating In Its Entirety Exhibit A To The Fee Ordinance Of Santa Fe County, Ordinance No. 2015-10.

BACKGROUND:

On December 8, 2015, the BCC approved Ordinance No. 2015-10, Permit and Review Fee Ordinance (Fee Ordinance) in conjunction with the Sustainable Land Development Code.

After several months implementing the Fee Ordinance, and comments made by the BCC, staff is recommending the following changes to Exhibit "A" of Fee Ordinance:

- Inclusion of Residential remodels with a valuation up to \$25,000 with Residential Accessory Structures of 600 sq. ft. or less, which imposes a \$25 permit fee.
- Addition of new line item for Non-Residential remodels with a valuation of up to \$50,000, which will be assessed a \$75 permit fee, as opposed to a maximum \$2,200 fee as required by the current ordinance.
- Addition of a new line item for Minor Amendments through a Conceptual Site Development Plan which will be assessed a \$500 fee, as opposed to a \$3,000 fee under the current ordinance.
- Clarification that the variance fee is \$300 per variance.
- Clarification that the fee for Third Party Reviews is \$10,000 per review.

With the proposed changes, staff is proposing to restate the Fee Ordinance in its entirety.

REQUESTED ACTION:

No Formal action is requested at this time.

EXHIBITS:

Ordinance and Proposed Changes To Exhibit A

**THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY**

ORDINANCE NO. 2016-_____

**AN ORDINANCE
AMENDING AND RESTATING IN ITS ENTIRETY EXHIBIT A TO THE FEE
ORDINANCE OF SANTA FE COUNTY, ORDINANCE NO. 2015-10**

**BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS (BOARD)
OF SANTA FE COUNTY:**

1. The Board adopted Ordinance No. 2015-10, the Fee Ordinance of Santa Fe County, on December 8, 2015.
2. Exhibit A to the Fee Ordinance of Santa Fe County sets forth development permit and review fees for various applications.
3. On December 13, 2016, the Board adopted multiple amendments to the fees set forth in Exhibit A to the Fee Ordinance of Santa Fe County.
4. The public, Santa Fe County staff, and Board will benefit from having Exhibit A to the Fee Ordinance of Santa Fe County restated in its entirety such that there is a single Exhibit A with all amendments included.
5. Exhibit A to the Fee Ordinance of Santa Fe County is hereby amended and restated in its entirety as set forth in the attached.
6. The effective date of the amendments to Exhibit A to the Fee Ordinance of Santa Fe County shall be 30 days after this Ordinance is recorded with the County Clerk.

PASSED, APPROVED, AND ENACTED this 13th day of December, 2016.

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

By: _____
MIGUEL M. CHAVEZ, Chair

ATTEST:

GERALDINE SALAZAR, County Clerk

APPROVED AS TO FORM:

GREGORY S. SHAFFER, County Attorney

**SANTA FE COUNTY
GROWTH MANAGEMENT DEPARTMENT
DEVELOPMENT REVIEW FEES**

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
Permits		
Agricultural, Grazing and Ranching Accessory Structures where the principal use is Agriculture, Grazing or Ranching	No Fee	
Development Permit Residential*, Residential Accessory Structures over 600 sq. ft.* & Community Service Facilities	\$200	Valuation Fee
Development Permit Residential Accessory Structures of 600 sq. ft. or Less*	\$25	
Residential Accessory Structures used only for storage that are 120 sq. ft. or less	No permit or fee required	
Residential additions or remodel with a valuation of less than \$10,000*	\$50	
* Seniors over 62 years of age and Veterans and their spouses will receive a 25% reduction in fees for residential permits with a valuation for new construction of \$150,000 or less or a remodel valuation of \$75,000 or less. (A reduced fee shall be available only to an applicant of a residential development permit who owns and/or resides on the residential property requiring a fee.)		
Project Valuation		
\$0 - \$25,000		\$75
\$25,001 - \$50,000		\$150
\$50,001 - \$100,000		\$350
\$100,001 - \$200,000		\$550
\$200,001 - \$250,000		\$950
\$250,001 - \$300,000		\$1,150
Each Additional \$100,000 in construction value or part thereof:		\$500
Development Permit Non-Residential Remodel up to \$50,000 valuation	\$75	
Development Permit Non-Residential Mixed Use & Multi Family	\$700	Valuation Fee
Project Valuation		
\$0 - \$999		\$175
\$1,000-\$4,999		\$600
\$5,000-\$49,999		\$1,100
\$50,000-\$149,999		\$1,500
\$150,000-\$499,999		\$2,500
\$500,00-\$749,999		\$3,500
\$750,000-\$999,999		\$5,000
\$1,000,000-\$1,999,999		\$7,000
\$2,000,000 and above		\$10,000 for first \$2 Million
Each Additional \$1,000,000 in construction value or part thereof:		\$1,000 ((\$20,000 max))

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
Conditional Use Permit	\$1,000	
Medium Impact Home Occupation	\$500	
Site Development Plan for Permitted Uses	\$200	
Sign Permit	\$245	
Burial Permit (For Human Burial)	\$150	
Film Permit		
Small Scale Production	\$25	\$10 per day
Major Production	\$100	\$10 per day
Episodic Television Production	\$100	\$70 per week
Demolition Permit	\$100	
Demolition Permit		
Due to Natural Disaster	\$15	
Blasting Permit	\$1,000	
Grading & Clearing Permit-Single Family Residential or Community Service Facility (Not Required if part of a Development Permit)	\$100	
Grading & Clearing Permit-Subdivision/ Non-Residential/Mixed Use/Multi Family	\$750	
Road or Driveway Cut Permit	\$200	
PV Solar-Private Residential	\$100	
Temporary Use Permit	\$125	
Itinerate Vendor Permit	\$150	
After the Fact Permit	2X the base permit fee	

Subdivisions and Other Plat Reviews		
Minor Subdivision	\$350	\$25 per lot
Major Subdivision	\$1000 Prelim \$500 Final	\$100 per lot \$50 per lot
Exempt Land Divisions & Other Plat Reviews	\$200	
Plat for creation of a TDR sending area	\$25	
Non-Residential/Mixed Use Subdivision	\$1,000 Prelim/\$1,500 Final	\$100 per lot
Vacation of Plat or Easement	\$300	
Plat Amendment/Replat	\$300	
Boundary Survey	\$250	
Time Extension	\$300	

Zoning/Re-Zoning/Text Amendments		
Planned Development District	\$3,000	\$10 per acre
Zoning Map Amendment	\$3,000	
Overlay Zone	\$200	
SLDC Text Amendment	\$3,000	
Zoning Statement or Residential Condominium Confirmation Statement (No charge for confirmation of Zoning District)	\$150	

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
Conceptual Site Development Plan	\$3,000	
<u>Conceptual Site Development Plan Minor Amendment</u>	<u>\$500</u>	
Supplemental Uses/Other		
Home Occupation/Registration:		
No Impact	\$50	
Low Impact	\$100	
Wind Energy Facilities		
Large Scale	\$1,500	
Single Parcel Use	\$100	
Wireless Communication Facilities		
Substantial Modification/ New Facilities	\$3,000	
Non-Substantial Modification, Roof/Surface Mounted, or Stealth	\$1,000	
Amateur Radio Antennae	\$100	
Sexually Oriented Businesses	Initial - \$5,000/Renewal - \$1,500	
Beneficial Use		
Determination	\$500	
Development of County Wide Impact		
Overlay District	\$7,500	
Conditional Use Permit	\$3,000	
Inspection	\$250	
Business Registration (When Site DP not req'd)	\$225	
Swimming Pool	\$545	
Utility Authorization		
Residential/Agricultural/ Community Service Facility (Not req'd if part of a Development Permit)	\$200	
Non-Residential/Mixed Use Multi Family (Not req'd if part of a Development Permit)	\$300	
Well Only	\$100	
Franchise Review /Expansion/ Renewal	\$600	
Inspections during construction (incl. SWPP and grading)/Final Inspections for release of Financial Guarantee	\$250	Per Inspection
Courtesy Inspection (Will be credited at time of Development Permit)	\$100	
Floodplain Determination Letter (No Application Fee Required)	\$50	
<u>Variance (per variance)</u>	<u>\$300</u>	
Appeal	\$200	
Review of Special Reports (ie. Traffic Impact Analysis, Geohydrologic Report)	\$500	
Liquor License Transfer	\$220	

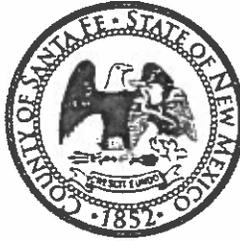
APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
3rd Party Reviews		
County Reviewed SRAs (TIA, APFSA, WSAR, FIA, EIR)	Full Cost of Review by Outside Consultant In An Amount Not To Exceed \$10,000 <u>Per Review</u>	
Specialized Review if Needed	Full Cost of Review by Outside Consultant In An Amount Not To Exceed \$10,000 <u>Per Review</u>	

* See Section 6.2 of the SLDC

Henry P. Roybal
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

Date: October 18, 2016

To: Board of County Commissioners

From: Penny Ellis-Green, Growth Management Director and Land Use Administrator 

Via: Katherine Miller, County Manager

Re: Request to Publish Title and General Summary of Ordinance 2016-___, An Ordinance Amending And Restating In Its Entirety The Santa Fe County Sustainable Land Development Code (SLDC), Ordinance 2015-11.

BACKGROUND:

On December 8, 2015, the Board of County Commissioners (BCC) approved the Sustainable Land Development Code, Ordinance No. 2015-11 (SLDC), which included a requirement to begin a review of the SLDC six months after its effective date. The SLDC became effective on January 15, 2016.

Staff initiated the review of the SLDC and on July 26, 2016, and September 13, 2016, staff presented initial proposed changes, and continued working on the update by reviewing the SLDC and holding area meetings.

Staff held the following area meetings to obtain feedback from the community on SLDC updates:

- August 9, 2016, Nambe Community Center (El Norte area)
- August 16, 2016, Max Coll Community Center, Eldorado (Galisteo Area)
- August 24, 2016, Rancho Viejo Fire Station (El Centro Area)
- August 30, 2016, Edgewood Fire Station (Estancia Area)

On October 20, 2016 the Planning Commission reviewed and heard the amendments to the SLDC.

SUMMARY

After reviewing the SLDC, having numerous projects come through the application process, holding area meetings, and reviewing both case and statutory law; staff has isolated changes and edits in three categories: 1) changes recommended to respond to new developments in the law; 2) changes identified through application of the SLDC, which have been presented by the public and staff recommends, staff's recommendations through application of the SLDC, and direction from

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the BCC; 3) grammar, punctuation, spelling, consistency, and usability enhancement changes; and 4) changes recommended for a combination of the above reasons. Proposed changes are generally discussed under these headings below:

Regardless of the tense in which the proposed changes are described, each of the proposed changes discussed below are just that: forward looking proposals upon which the Planning Commission is to make recommendations and upon which the BCC must hold public hearings and adopt.

1) Changes recommended to respond to new developments in the law.

- Chapter 5, Section 5.7.5.3, Adverse Opinions: Added the exact statutory text to better explain the timeframe of the process regarding adverse opinions.
- Chapter 6, Section 6.4.2.3(7)(a): This section was removed to comport with law regarding supply requirements.
- Chapter 6, Section 6.5.5.3(1): This section was added to comport with statute regarding irrigation water rights that are appurtenant to the land, which have been severed.
- Chapter 7, Section 7.9, Signs: Sign regulations were substantially rewritten and simplified to avoid any arguable content based restriction. The section now includes the stylist types of signs, the dimensional requirements for those signs, and how they are regulated based on the zoning district a property is in and whether they are residential or non-residential uses.
- Chapter 9, All Sections Concerning Signage: All sections have been updated per the discussion above about avoiding any arguable content-based restriction.
- Chapter 10, Section 10.22, Land Use Restrictions on Medical Use of Cannabis: The New Mexico Administrative Code Regulations for placement, regulation, licensing, sales, and production of medical cannabis was amended on February 29, 2016. These regulations now include a requirement for all licensed non-profit producers to comply with local ordinances regarding zoning, occupancy, licensing, and building codes – which in turn gives the County authority to determine the locations for these production locations on our use table. In an effort to simplify, we have listed which medical cannabis uses will be allowed with what uses. All medical cannabis facilities must also comply with the New Mexico Administrative Code requirements regarding the location of these facilities but the SLDC has identified where these uses may be place. Use Matrix in Appendix B of the SLDC and how it applies to Medical Cannabis Uses are as follows:

Medical Cannabis Use	Use Table Description	Zones Permitted
Distribution Dispensing	Store or Shop	CN, MU, CG, IL, and PD
Cultivation and Growing	Commercial Greenhouse	AG, RUR, RUR-F, CN, MU, CG, IG, IL, and PD
Manufactures	Food, Textiles, and Related Products	IG, IL, and PD
Laboratories for testing	Research and Development Services	CN, MU, CG, IG, IL, and PD

- Chapter 14, Sections 14.3, 14.4, 14.5, 14.6, and 14.7, Violations of the SLDC, Penalties, Criminal Enforcement, Civil Enforcement, and Other Remedies: These

sections have been streamlined and amended to more closely track state statute and further guarantee a fair process. .

- Appendix A, Part 2, Definitions: Sign definitions are proposed to be removed, since those definitions would not be used in the substantive provisions concerning signs. The vested rights definition has been change to the definition used in case law.

2) *Changes identified through application of the SLDC, which have been presented by the public and staff supports, staff recommendations, and direction from the BCC*

- Chapter 2, Section 2.1.5, Area, Community, and District Planning Process: The initiation of the process only specified the process for community planning but was meant to be for area, community, or district plans. We changed this section to have all three in the process.
- Chapter 4, Section 4.3.1, Legislative: Staff clarified this section so that it comports with Section 1.15.4, which explains when a legislative hearing happens. The two sections were slightly in conflict with each other, the addition to the section has rectified this conflict.
- Chapter 4, Section 4.4.16, Subsequent Applications: Staff identified that we did not have a process dictating when the County would take or refuse subsequent applications.
- Chapter 4, Sections 4.8 and 4.9, Administrative Development Approval and Development Approval Requiring a Hearing: These two sections were taken from Chapter 14 and added to Chapter 4 because these sections deal with the permit process of the Code and should be contained up front in the procedure process.
- Chapter 5, Sections 5.7.3.3 and 5.8.4.5: Clarification was necessary because of issues arising during application process for subdivisions connecting to county utility, public utility or publicly regulated water or waste water systems. These sections now make it clear at what stage a Board approved water allocation or water delivery agreement is required. This is needed to provide consistency between approvals and puts in writing what our practice has been.
- Chapter 5, Section 5.14, Appeals: This section and Chapter 4's appeal section had some inconsistencies, Staff simplified the requirements for appeal by directing all appeal process to Chapter 4.
- Chapter 6, Section 6.6.7, Expiration of TIA: In growth areas, TIA's may change more frequently than in other areas; this addition gives the Administrator the ability to request a TIA sooner than the 3 year expiration date.
- Chapter 7, Table 7-A, Setback Table: After application of the SLDC it came to Staff's attention that these setbacks may not be reasonable and they were changed and exceptions were added in Section 7.3.8(13) and (14), which allow additions to structures that are already built in a setback and a reduction where there is no way for an applicant to meet a required setback.
- Chapter 7, Section 7.4.2.2, Utility Easements: Calculation formula was included to further explain the section.
- Chapter 7, Section 7.6.8.6, Alternative Landscaping, (6-8): These sections were added after an application came in, which identified the necessity for these alternatives being included in this section. The alternatives include times where required landscaping can be removed where there may be no space for landscaping

such as a zero lot line or location of existing buildings and where there is a solid fence at a fire station in lieu of landscaping.

- Chapter 7, Section 7.10.7, Shared Parking: This section was added after an application came in with a multi-use facility, and staff realized there was no provision directly addressing this situation.
- Chapter 7, Section 7.10.15, Accessibility Requirements: Added exception for single family residences.
- Chapter 7, Section 7.11.11.5, Standards for Residential Development: Since we had this ability to reduce for subdivision exemptions, Staff inserted the same ability for residential development to use the same easement allowed by a plat.
- Chapter 7, Tables 7-17 and 7-18, When Connection is Required: Made the tables uniform and applicable to specific development and made it clear that residential connection is for a dwelling. The tables were split up for water and sewer as our legal ability to require connection is different for these utilities.
- Chapter 7, Table 7-20, Well Test Requirements, and Section 7.13.7.3, Standards for hydrologic reports: Upon speaking with the Utilities Department and the County Hydrologist this table was changed to require longer pumping standards for larger developments.
- Chapter 7, Section 7.13.11, Water Conservation, water harvesting: After several applications, variances, and discussion regarding the intent of this section, Staff updated the language of this section to be more precise about when these requirements are placed on a property. Additionally, for the Water Harvesting section, applicants of several variances wanted to change the requirement of 2,500 square feet to heated square feet, in order to resemble the prior ordinance- Staff supports this recommendation. The original ordinance that the Board adopted requiring cisterns for water harvesting based on 2500 sq ft of heated floor area; these amendments go back to the same requirement. The reasons why this figure was initially used was based upon the fact that a cistern can be expensive and the requirement should only be imposed on larger homes.
- Chapter 7, Section 7.14, Energy Efficiency: This section has been updated to be more user friendly, including a calculation for compliance with energy performance standards.
- Chapter 7, Section 7.17.9.1 Applicability (Steep Slopes, Ridge tops, Ridgelines, and Shoulders): (1) was added to clarify the section.
- Chapter 7, Section 7.17.11(2), Development at or above 7800 Feet in Elevation: The requirement for a conditional use permit to build a house in this area was taken out because a residence is permitted in this area and conditional use permits are for uses that are only conditionally permitted.
- Chapter 7, Section 7.25, Special Protection of Riparian Areas: This section was reviewed and edited to simplify the section.
- Chapter 8, Section 8.8.5 Side and Rear Setbacks, and Table 8-17.1, Side and Rear Setbacks P/I has been deleted because upon application it was too restrictive.
- Chapter 8, Section 8.10.3.4 (10), Conceptual Plan, and Section 10.3.13(1)(b and c): These sections were requiring employment centers to include residential, which was not practical upon application.
- Chapter 8, CCD Use Matrix: Includes changes which match the Use Table in Appendix B; adding Tap or Tasting Rooms; changing Churches, temples,

synagogues, mosques, and other Religious Facilities to Religious Facilities; and differentiating Sand and Gravel to Small Scale Sand and Gravel Extraction and Sand and Gravel Extraction.

- Chapter 8, Section 8.11.7, Agricultural Overlay: This section was added to implement the Board adopted agricultural plan.
- Chapter 9, Use Tables: For all Use Tables throughout Chapter 9, Staff has included the explanation of codes and classification, which is before the Use Table in Appendix B. Added Stables and other equine-related facilities- All personal use and changed the other Stables section to Commercial, per Board direction. Additionally, all Use Tables have changed Churches, temples, synagogues, mosques, and other Religious Facilities to Religious Facilities and differentiated the Sand and Gravel Use to Sand and Gravel to Small Scale Sand and Gravel Extraction and Sand and Gravel Extraction.
- Chapter 9, Section 9.8, Table 9-8-1: The Riparian Buffer Corridors has been changed to match the table in Chapter 7.
- Chapter 9, Section 9.8, Setbacks: All setback requirements have the addition that where a setback would prohibit development of a parcel the Administrator may approve the setback in accordance with Chapter 7, Section 7.3.
- Chapter 9, Section 9.14, Movie Ranch: San Marcos Community District Rural Residential incorporated Movie Ranches as allowable with specific requirements because San Marcos already has a Movie Ranch.
- Chapter 9, Section 9.15.4, GCD Overlay Zone: Galisteo Planning Committee identified need to include the overlay zone from the Galisteo community the plan.
- Chapter 10, Section 10.3, Accessory Structures: After application of this section additions were made to be clearer that an accessory structure cannot be used or designed to be used as a dwelling.
- Chapter 10, Section 10.4 Accessory Dwelling Units: Staff identified that in major subdivision that were already platted and have a higher density, an accessory dwelling unit was not contemplated. If every house added an accessory dwelling unit it would further impact the water, wastewater, traffic, fire protection, and foot print of the community.
- Chapter 10, Section 10.6.6, Noticing Requirements for Home Occupations: This section was added for clarity.
- Chapter 10, Section 19, Small Sand and Gravel: After reviewing public comments and upon advisement of the BCC, Staff added an additional setback of 1000 ft. from existing residences and a 2 year timeframe for any Small Sand and Gravel uses.
- Chapter 10, Section 10.24, Tap Room or Tasting Room: After an application was submitted for a tasting room Staff realized this type of use was not contemplated by the SLDC and added this use.

Use Table Description	Zone Use is Permitted	Zone Use is Conditional
Tap or Tasting Room	CN, MU, CG, IG, IL, PD	AG, RUR, RUR-F, RUR-R, RES-F, TC,

- Chapter 11, All Sections referring to Hazardous Materials: For all these sections we added that the impoundment structure should be lined and designed by a registered NM Professional Engineer.

- Chapter 12, Section 12.14.7.3 TDR Unit Equivalencies: amended additional units allowed per TDR in receiving area to incentivize the use of TDRs based on input from focus groups and study.
- Chapter 13, change title to Fair and Affordable Housing to clarify purpose.
- Chapter 13, Section 13.1: Delineate Fair Housing purpose in accordance with existing state and federal law.
- Chapter 13 changes throughout to refine language in several provisions to clarify intent but not change the basic requirement and eliminate unnecessary definitions in text.
- Chapter 13, add new Section 13.2.1.2 Income Range 1 Bonus to allow each dwelling provided in Income Range 1 to count as two affordable dwellings based on Affordable Housing Focus Group recommendation and Board direction.
- Chapter 13, add Table 13-1 to clearly identify affordable housing distribution requirements by creating a table with requirements for each income range.
- Chapter 13, combine the percentage of affordable dwellings required by Table 13-1 for income range 1 and 2 to eliminate the requirement for income range 1 but still maintain the overall percentage required.
- Chapter 13, add new section 13.2.1.4 to establish opportunity for Affordable Rental Units in accordance with Board Direction.
- Chapter 13, amend Section 13.6 Affordable Housing Incentives to clarify language and intent.
- Chapter 13, Section 13.9.1 – Amend section to eliminate any reference to “mortgage” and replace with “lien”. The use of “mortgage” led to making buyers execute “notes,” which makes them personally liable to the County and makes it appear as if the County provided the loan. (A mortgage is still appropriate where we do actually lend money, i.e. down payment assistance.)
- Chapter 13, Section 13.9.1. Amend section to eliminate any county sharing in market appreciation to eliminate inconsistencies.
- Chapter 13, Section 13.9.1 Eliminate any reduction in the lien amount, except for hardships (as allowed currently) in order to eliminate inconsistency with adopted ordinance.
- Chapter 13, add new section 13.9.2. Exceptions to the Affordability Lien to eliminate the need for an affordability lien for market rate transactions.
- Chapter 13, add new section 13.9.2. Exceptions to the Affordability Lien to allow a non-profit housing organization to hold a lien in lieu of the County if certain requirements are met.
- Chapter 13, eliminate Section 13.10 in order to remove the language for establishment Affordable Housing Administrator position. Position currently not filled. Replace language in chapter with Administrator.
- Chapter 14, Sections 14.8 and 14.9, Ministerial Development Approval and Development Approvals Requiring a Hearing: These sections have been moved to Chapter 4 because they are more procedural and should be at the beginning of the SLDC.
- Appendix A, Definitions: Numerous definitions were changed, clarified, and struck out. Many changes were due to application of the Code, including identifying that the terms did not exist in the Code.

- Appendix A, Acronyms and Abbreviations: All acronyms and abbreviations that exist in the SLDC are now contained in this section.
 - Appendix B, Use Table:
 - Stand-alone Store or shop was renamed to Store or shop no drive through facility to be clearly differentiated from Shop or store with drive-through facility.
 - Tap or Tasting Room was added to the Use Table as these uses exist in the County but were not listed on the use table.
 - Churches, temples, synagogues, mosques, and other religious facilities was changed to Religious Facilities, to match the definition of Religious Facilities. Additionally, the definition of a Religious Facility no longer includes ancillary uses because there is a great impact on the community with ancillary uses, so these facilities only include the Religious Facility itself.
 - Since there was no difference between Child care institution (basic) and (specialized) we took out the language and only kept one Child care institution use.
 - Small scale wind facilities were not included in the use table, but they are in the rest of the SLDC.
 - Changed the Stables Uses so it is clearly differentiated what is personal use and what is commercial use.
 - The Sand and Gravel titles on the use table were changed for clarity.
 - Appendix C, Official Map Series: The Fire Districts map was missing from the SLDC but was mentioned in the SLDC.
- 3) *Grammar, punctuation, spelling, consistency, and usability enhancement changes*
- All internal citations to the SLDC have been uniformly changed from § to Section.
 - Citations to New Mexico Statutes have been corrected to follow the New Mexico Supreme Court General Rules for Citations.
 - All :’s have double-spacing after them.
 - There have been capitalization changes throughout the SLDC.
 - The Table of Contents has been updated to match the updates.
 - All spelling or repetition in the SLDC has been corrected.
 - The structure of sections have been changed to make the section easier to read.
 - Chapter 3, Section 3.5, Hearing Officer: Added the amended Hearing Officer section to the restated SLDC, so it will no longer be a separate ordinance amending the Code.
- 4) *Changes recommended for a combination of the above reasons.*
- Chapter 7, Section 7.13, Water Supply, Wastewater, and Water Conservation:
 - A County domestic well permit requirement was added.
 - Mandatory connections to the County utility for water and wastewater were broken out into separate tables, since the legal and policy considerations behind the required connections are not the same.
 - It imposes the same 99 year water supply requirement on all water suppliers.
 - The 0.25 acre foot per year limit on water used for domestic purposes was clarified in Section 7.13 and in the accompanying definitions. Specifically,

revisions are proposed that clarify that this limit applies to new residential dwellings constructed on new lots only; that it does not apply to agricultural uses or livestock watering; and that it does not apply to water harvested using rainwater catchment systems and gray water.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the request to publish title and general summary of this Ordinance to allow staff to do the required publishing and move forward with two public hearings.

EXHIBITS:

Exhibit A - public comments database

Exhibit B – Ordinance and SLDC in redline format (under separate cover)

