

ADMINISTRATIVE AND IMPLEMENTATION REVIEW OF SANTA FE COUNTY SUSTAINABLE LAND DEVELOPMENT CODE

Background

The Santa Fe County Sustainable Land Development Code (SLDC) has been in effect for approximately one and one-half years and has undergone two reviews with a substantial number of amendments that have improved the understanding of the County land use regulations. What has not been included in this review is the day to day administration of the SLDC and the effect it has on the citizenry and economy of Santa Fe. Practitioners in land development, architects, planners, builders, engineers, contractors, surveyors and individuals seeking building permits are experiencing significant delays in the processing of development applications. Sustainability has been focused on growth management at the expense of what is fair and practical. Sustainability also needs to include a sustainable economy. The cumulative effect of delays in interpreting the SLDC, failure to respond to applicants and excess delays in the review of applications is having an impact on Santa Fe County's economy. The SLDC and adoption of County-wide zoning was promoted as the regulatory mechanism for expediting development applications and removing the discretionary action that occurred under the prior Land Development Code. Santa Fe County is getting bogged down in its own regulatory morass and it is time to evaluate how to improve the administration of the SLDC and ascertain if changes are needed to the SLDC and its implementation to more effectively guide growth management in Santa Fe County.

What are the unintended consequences of the SLDC?

- **Has Santa Fe County's reputation become so widespread that businesses are not considering Santa Fe County?**
- **Are individuals undertaking small scale projects without permits to avoid the expense and delays associated with submitting under the regular permitting process?**
- **Have local businesses not proceeded with expansions or relocations due to delays and cost of processing the development request?**

Specific examples of problems that are occurring in the Land Use Office are provided below.

- **Lack of response by County staff to inquiries**
- **Staff does not appear to have any direction from leadership for a time frame to turn documents around:**
 - **2 to 3 months to review and redline a plat, including lot line adjustments and minor subdivisions**
 - **3 to 4 weeks to schedule an inspection and then inspector may not appear**
 - **Home permits for approved major subdivisions taking 3 to 4 weeks, this was one week before the SLDC. The State Construction Industries Division (CID) takes approximately 3 to 4 days to review and issue building permits**
 - **Release of financial guarantees and recordation of plats has caused serious delays that prevent the issuance of infrastructure and building permits.**
- **No rule book. If the public knew what was expected it would be possible to deliver exactly what the County is looking for and at the same time know what to expect from staff. The goal post keeps moving for no reason except that everything is continually reinterpreted.**

- Requests for interpretation of the SLDC standards more frequently are deferred to the County attorney which creates a bottleneck in the development review process
- SLDC was supposed to define regulatory standards and remove personal judgement from the review process, but interpretation of the SLDC provisions has become more frequent than under the previous land development code.
- No method for dispute resolution. If discussions with staff have reached an impasse there is no recourse for staff imposing requirements that are outside the legal limits of the SLDC, except through the appeal process which is time consuming.
- Lack of cross-training allowing multiple staff to process applications. Currently if someone is sick or on vacation the review process comes to a halt.
- Almost all applications, even non-discretionary applications must be reviewed by the Technical Advisory Committee (TAC) and now a pre-application meeting with staff is required before anyone can submit a proposal to the TAC. In many cases a pre-application meeting, held on a weekly basis would suffice.
- Method for closing out a subdivision or development permit and recordation with Santa Fe County Clerk should be defined and a review time period assigned to the process.
- TAC meetings and reports from staff after the meeting do not fully describe what is required in the application to the County.

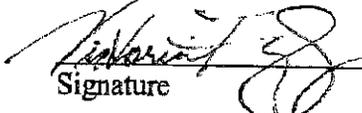
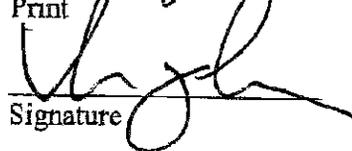
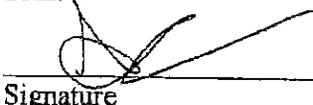
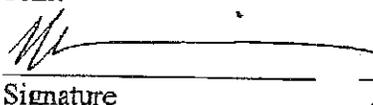
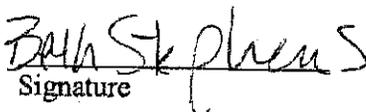
Recommendations

First and foremost it is recommended that a management consultant review the administrative procedures that are currently in effect and provide recommendations to the Board of County Commissioners on improvements for processing of development permit applications and amendments to the SLDC to make the regulations more transparent and less discretionary to the applicant.

- A review of other similar sized cities, such as Rio Rancho, and Las Cruces to assess the number of staff to cases processed on an annualized basis and time frame to process different development applications.
- Review of staffing levels. Is staff adequate to handle the number of development applications?
- Conduct stake holder meetings with development professionals and interested parties to assess impediments created by current codes and administrative practices.
- Establish written policies for non-discretionary actions such a release of financial guaranty and recordation of plan or plat after the approval has been granted.
- Recommend time frames for different permit reviews that are not part of the normal committee review process.

It is not the intent of the organizations and individuals that have signed this petition to disparage County staff or belittle their effort to implement a 756 page document that is often fraught with internal conflicts due to the sheer size of the SLDC. The intent is to improve the work environment for County staff and make the system work more efficiently for all those who are involved.

In witness whereof, we have signed our names on the dates indicated next to our signatures:

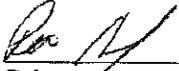
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9/5/2017	VICTORIA L MURPHY Print	1805 ARROYO CHAMISO
	 Signature	SANTA FE, NM 87305
9/5/2017	Patricia A. Pipkin Print	644 Canyon Road #5
	 Signature	Santa Fe, New Mexico 87501
05582017	Christopher J. Harris Print	2953 Plaza Azul SF 87507
	 Signature	
9/5/2017	ANDREA DUBINS Print	2298 Calle Costa
	 Signature	
9/5/17	Philip Gudwin Print	42 Amberwood Loop
	 Signature	Santa Fe N.M.
9/5/17	 Print	2412 Santafaticio Plz Santa Fe
	 Signature	

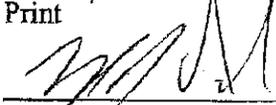
In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
9-5-2017	Lois A. Sney Print	2172 Candeleiro St SF, NM 87505
	Lois A Sney Signature	
	WAYNE NICHOLS Print	1 COLE LANE 87508
	[Signature] Signature	
9/5/17	JOANNE VIGIL COPPLER Print	2701 VIA CABAUERO DEL SUR SANTA FE, NM 87505
	Joanne Vigil Coppler Signature	
9-5-17	KURT HILL Print	610 PASEO CORTO SANTA FE, NM 87501
	Kurt Hill Signature	
9-7-17	LOUIS GONZALES Print	3001 BETATAKIN CIRCLE SANTA FE, N. MEX-87505
	Louis Gonzales Signature	
	Print	
	Signature	

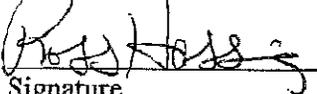
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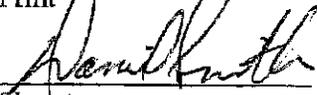
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9/18/17	Stephen Mulken Print	1613 Ben Hua Dr. SF, CA
	 Signature	

9/18/17	 Print	609 Brunner School Rd.
	Signature	

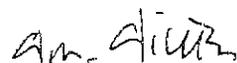
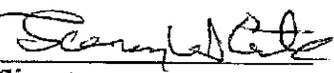
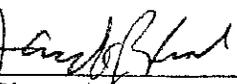
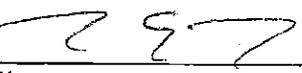
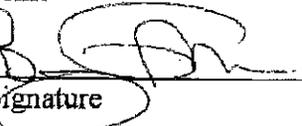
9/18/17	Mark C. Ish Print	4 Hawk Trail, SF
	 Signature	

9/18/17	Randolph Felker Print	11 Old Pecos Trail, SF.
	 Signature	

9/18/17	ROSS HASSIG Print	3004 Playa Blanca
	 Signature	SF, 87507

9/18/17	DANIEL SMITH Print	SF, 87505
	 Signature	57 CALUMBA CIRCLE

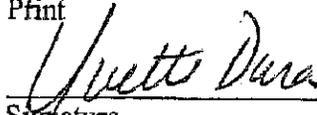
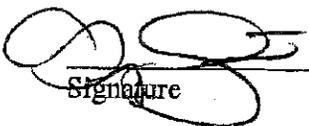
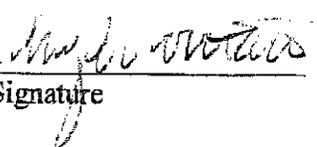
In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
9/8/2017	William Winter Print	8 Tarro Rd.
	 Signature	
9/8/17	Victor Baca Print	DE TRAVIEZA DE CAMILO SAN
	 Signature VICTOR BACA	
9/8/17	LARRY WHITE Print	
	 Signature	
9-8-17	JACOB "JACKIE" BLOK, 2330 CAMINO PINTORES Print	
	 Signature	S.F.C. 87505
9-8-17	RICHARD E MARES Print	1060 CM MANANA
	 Signature	SANTA FE NM 87501
9-8-17	BEJANA V. MARES Print	12955 ST FRANCIS DE SUE D
	 Signature	SANTA FE NM 87505

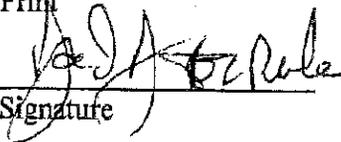
In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
9-8-17	Edward Bann	3029 Gov. Mechas SF.
	Print	57525
	Freddie Getwood	2334 Avenida de Esplan
	Signature	
9-8-17	Rose Lopez-Brown	2218 Camino Rancho Siringo
	Print	
	Signature	
9/8/17	L. Pat Brown	2633 Sol y Luz Loop
	Print	
	Signature	
9-8-17.	Richard M... ..	
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9-8-17	Max DARAGON	
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9-18-17	JOSEPH	PENA
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	Signature	Joseph A Pena

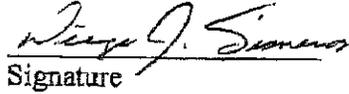
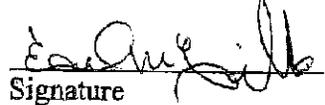
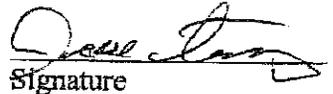
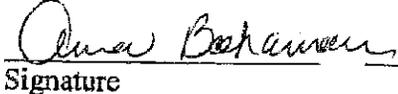
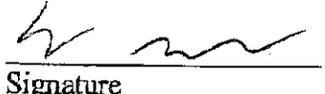
In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
<u>9-14-17</u>	<u>Oralynn Guerrero</u> Print	<u>700 Juniper Drive, SE</u>
	<u></u> Signature	<u>NM 87501</u>
<u>9/14/17</u>	<u>Vivette Duran</u> Print	<u>20 W Gutierrez #303</u>
	<u></u> Signature	<u>Santa Fe NM 87506</u>
<u>9-14-17</u>	<u>Burgan Peña</u> Print	<u>1704 Mackonia St</u>
	<u></u> Signature	<u>Santa Fe, NM 87505</u>
<u>9-14-17</u>	<u>Robert Gias</u> Print	<u>4 Calle Acexia</u>
	<u></u> Signature	<u>Santa Fe, NM 87508</u>
<u>9-15-17</u>	<u>Jodi Truitt</u> Print	<u>3501 Rufine St. #p. 100</u>
	<u></u> Signature	<u>Santa Fe, NM 87507</u>
<u>9-15-17</u>	<u>AMY MONTANO</u> Print	<u>TU10 SUNSET RDG. 87507</u>
	<u></u> Signature	<u>SANTA FE, NM</u>

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
09/15/2017	DAVID D. GURUCE Print	24 VEREDA SERENA SANTA FE, NM 87508
	 Signature	
	Print	
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	Signature	
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	Signature	
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	Signature	

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
9/15/17	GARY DAUBERT Print	575 Arroyo St. S.F. 87505
	 Signature	
9/15/17	Diego Sisneros Print	6 Camino De Rey Cr 87506
	 Signature	
9/15/17	Edward M. Tajillo Print	124 SONORA RD 87144
	 Signature	
9/18/17	JESSE TORRES Print	10205 ELLEN CT NE 87112
	 Signature	
9/20/17	ANNA BOHANNON 1106 CALLE QUIETA 87507 Print	
	 Signature	
9-20-17	Eric Morlow 185 Lisbon Ave SE. Rio Rancho Print	
	 Signature	

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date

Name

Home Address

9/15/17

Rink Charoof
Print

110 WALKER POOL RD.

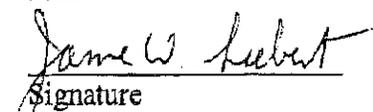

Signature

CERILLOS, NM. 87010

9-12-17

James W. Siebut
Print

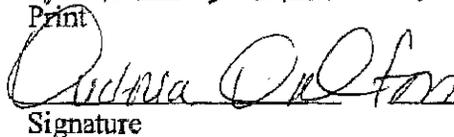
915 Mercer, SF, NM 87505


Signature

9/19/17

Victoria Dalton
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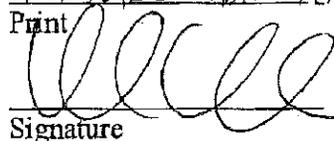
915 Mercer St. SF, NM 87505


Signature

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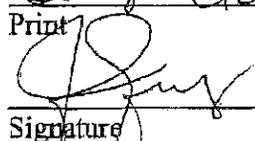
MICHAEL HURLOCKER
Print

111 Daybreaks, S.F. NM 87507


Signature

9/20/17

Jorge Gonzalez P.E.
Print

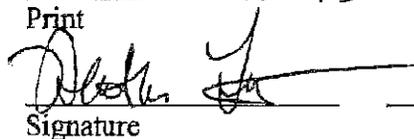

Signature

38 Mountain View Edgewood 8750-

9/21/17

Heather Fuentes
Print

4866 Sandia Vista


Signature

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date

Name

Home Address

9/21/17

Bernadette Mack

246 County Rd 84, SF, nm

Print

Signature

9/21/17

Andrew Martinez

22 NR 117, Santa Fe, n.m. 87506

Print

Signature

9/21/17

Amanda Taylor

246 County Rd 84, Santa Fe, NM

Print

Signature

9-21-17

Daniel Martinez

Box Box 246 County Rd 84

Print

Signature

Joe Miller

286 Riverbank Rd Lamy, NM.

Print

Signature

CHARLES BRYANT

2848 PASEO DE

Print

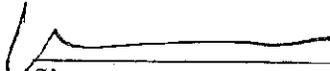
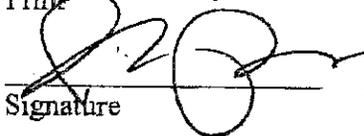
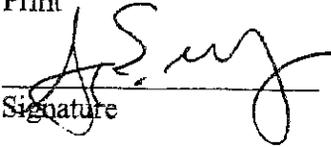
Charles Bryant

Bryant

LOS PUEBLOS
SANTA FE, NM
87507

Signature

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
9.19.2017	BARBARA J. FELIX Print	1620 CRISTOBAL LANE, 87505
	 Signature	
9.20.17	RACHEL PRINZ Print	1517 BISHOPS LODGE 87506
	 Signature	
9.20.17	ASHLEY E. WATSON Print	124 CALE DON JOSE, 87501
	 Signature	
9/20/17	Sibylle Mueller Print	130 Candelario St. 87501
	 Signature	
10/8/17	JEFFERY LOWE Print	25 PASEO DE MARTINEZ
	 Signature	
	Print	
	Signature	

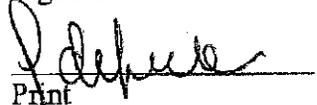
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Date	Name	Home Address
9/25/2017	Tai Bixby	5 Calle Pinonero Santa Fe NM 87505

Print

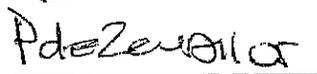


Signature



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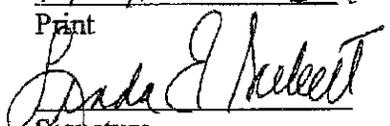
3278 Paseo Segunda



Signature

LINDA E SIEBERT 915 MERLER ST, SFNH 87505

Print



Signature

MIKE BAKER 223 N BUENA VISTA ST #501 SFNH 87505

Print



Signature

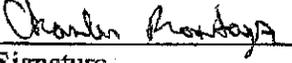
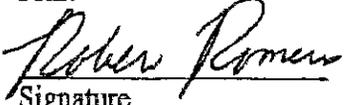
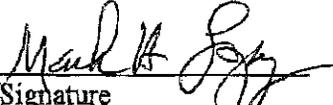
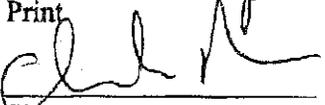
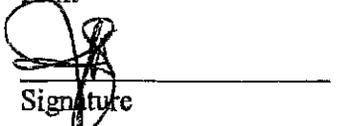
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Signature

Print

Signature

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
9/26/17	CHARLES MORALES Print	218 BARELA SF NM 87501
	 Signature	
9/26/17	ROBERT POMERO Print	208 County Rd. 113 SF NM 87506
	 Signature	
9/26/17	VINCENT MARCHI Print	4 ERICA RD, SANTA FE, NM 87507
	 Signature	
9/29/17	PAUL DURAN Print	130 LINCOLN AVE. STE K SF NM 87501
	 Signature	
9/29/17	Mark A Lopez Print	1716 2nd St
	 Signature	
9/29/17	Charlie Perez Print	2804 La Junta St. SF NM, 87507
	 Signature	118 Spruce St Santa Fe NM 87501

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date

Name

Home Address

_____ Russell McMillan 9 Balsa Dr. SFNM 87508

Print



Signature

_____ ALLEN H. OLSON

Print

 32 Storey Rd., Arroyo, NM 87010

Signature

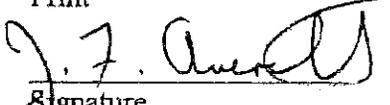
_____ ~~EDDIE~~ 3278 Base Sound

Print



Signature

_____ Print



Signature

9/30/17

J. F. AVERETT

Print

9/30/17

 871 VISTA CANADA LN

Signature

"

GEORGE SPEAKS

Print

Signature

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date

Name

Home Address

Oct 1, 2017

Margo Cutler
Print

41 Big League, Santa Fe, 87506


Signature

Oct 5, 2017

David Kinney
Print

20 Big League, Canyon, 87506


Signature

Oct 3, 2017

Christina
Print

20 Big League Canyon, Santa Fe, 87506


Signature

Print

Signature

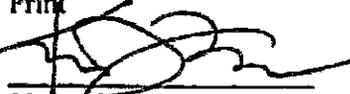
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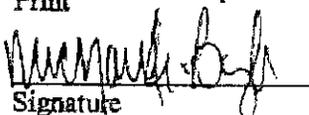
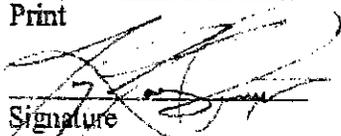
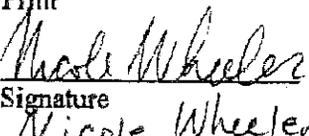
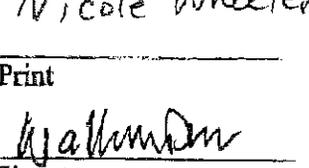
Print

Signature

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
10/4/17	KWET FAVST	1512 Paduca Street D206 87505
	Print	
		
	Signature	
	Print	
	Signature	
	Print	
	Signature	
	Print	
	Signature	
	Print	
	Signature	
	Print	
	Signature	

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
10/4/17	<u>Jumps Wheeler</u> Print	<u>45 Old Pecos Ln</u> <u>Santa Fe, NM 87508</u>
10/4/17	<u>Michael G. Boyle</u> Print  Signature	<u>7202 Old Santa Fe Trl Santa Fe NM 87505</u>
10/5/17	<u>JAY GOODMAN</u> Print  Signature	<u>2019 GALISTEO, CS SF, NM 87505</u>
10/5/17	Print	<u>Lee E. Cass</u> <u>32 Co. Rd. 87-A</u> Signature <u>Lee E. Cass</u> <u>Santa Fe NM 87506</u> Print C.W. CASS LTR
10-5-17	 Signature <u>Nicole Wheeler</u> Print	<u>45 Old Pecos Ln, Santa Fe, NM</u> <u>87508</u>
10-5-17	 Signature <u>Walter M. Draz</u> Print	<u>2307 Brother Luke Place SE, NM</u> <u>87505</u>

In witness whereof, we have signed our names on the dates indicated next to our signatures:

Date	Name	Home Address
10/8/17	Kathy Miller	17 Riverbank Rd. Lemay NM
	Print	
	<i>Kathy Miller</i>	
	Signature	
	Matt Miller	286 Riverbank Road
	Print	
	<i>Matt Miller</i>	Lemay NM 87540
	Signature	
	Print	
	Signature	
	Print	
	Signature	
	Print	
	Signature	
	Print	
	Signature	

