

Santa Fe Board of County Commissioners

Special Meeting

County Commission Chambers
County Administration Building

May 28, 2014

5:00 PM

Please turn off Cellular Phones during the meeting

Amended Special Meeting Agenda

- I. Call To Order.**
- II. Roll Call.**
- III. Approval of Agenda (Action Item).**
- IV. Process and Timeline for Sustainable Land Development Code Amendments and Zoning Map Adoption.**
- V. Presentation of Proposed Ordinance Amending Ordinance No. 2013-6, the Sustainable Land Development Code.**
- VI. Request to Publish Title and General Summary of an Ordinance Amending Ordinance No. 2013-6, The Sustainable Land Development Code (Action Item).**
- VII. Presentation of Proposed Ordinance Adopting 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.**
- VIII. Request to Publish Title and General Summary of an Ordinance Adopting 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 (Action Item).**
- IX. 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 (First Public Hearing).**
- X. Adjourn.**

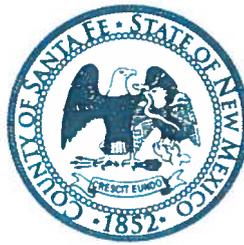
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**Item IV. Process and Timeline for Sustainable Land
Development Code Amendments and Zoning Map Adoption.**

Daniel "Danny" Mayfield
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: May 23, 2014

TO: Board of County Commissioners

FROM: Penny Ellis-Green, Growth Management Director *PEG*

VIA: Katherine Miller, County Manager

RE: PROCESS AND TIMELINE FOR SUSTAINABLE LAND DEVELOPMENT CODE AMENDMENTS AND ZONING MAP ADOPTION.

On December 10, 2013 the Board of County Commissioners adopted the Sustainable Land Development Code (SLDC), at that time the Board requested that staff bring forward any required SLDC amendments at the same time as the Zoning map was being brought for approval.

The implementation schedule is as follows:

March 1-28, 2014	Prepare Public Notice Letters
March 21, 2014	Zoning Map Adoption Draft Released
March 31- April 4, 2014	Public Notice Letters Mailed
April 7 – May 2, 2014	Public Review Period
May 28, 2014	Special Board of County Commission Meeting: <ul style="list-style-type: none">• Request to Publish Title and General Summary of Changes to the SLDC.• Request to Publish Title and General Summary of an Ordinance Enacting the Zoning Map.• 1st Public Hearing for Zoning Map.
June 25, 2014	Special Board of County Commission Meeting: <ul style="list-style-type: none">• 2nd Public Hearing for Zoning Map.• Public Hearing on Changes to the SLDC.
December, 2014	Board of County Commission 6 month Review

If the Board is not ready to make a decision on either ordinance at the June 25th BCC meeting, the public hearing and action may be continued to a future meeting. of An Ordinance Amending Ordinance 2013-6, the Sustainable Land Development Code (SLDC); Making Editing, Textual, Typographical and Technical Changes to the SLDC.

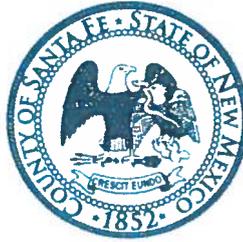
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Item V. Presentation of Proposed Ordinance Amending Ordinance No. 2013-6, the Sustainable Land Development Code.

Daniel "Danny" Mayfield
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: May 23, 2014

TO: Board of County Commissioners

FROM: Penny Ellis-Green, Growth Management Director 

VIA: Katherine Miller, County Manager

RE: PRESENTATION OF PROPOSED ORDINANCE AMENDING ORDINANCE No. 2013-6, THE SUSTAINABLE LAND DEVELOPMENT CODE.

Staff will present the proposed Ordinance amending the Sustainable Land Development Code

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

ORDINANCE NO. 2014-_____

**AN ORDINANCE AMENDING ORDINANCE NO. 2013-6, THE SUSTAINABLE LAND
DEVELOPMENT CODE (SLDC).**

WHEREAS, on December 10, 2013, the Board of County Commissioners voted to adopt Ordinance 2013-6, the Sustainable Land Development Code (“SLDC”);

WHEREAS, at the time of its December 10, 2013 vote to adopt the SLDC, the Board of County Commissioners directed County staff to review the SLDC and come back to Board with recommended changes and Section 1.13 of the SLDC provides that “The Board shall review the SLDC at the time of adoption of the Zoning Map...”;

WHEREAS, staff did review the SLDC since the adoption vote;

WHEREAS, Ordinance 2013-6 stated that “The Board shall review the Sustainable Land Development Code at the time of adoption of the Zoning Map and six (6) months thereafter”; and

WHEREAS, Ordinance 2013-6 although adopted, by its own terms does not become effective until 30 days after the adoption and recording of a Zoning Map.

NOW THEREFORE, be it enacted by the Board of County Commissioners of Santa Fe County to adopt the following changes in amending Ordinance 2013-6, the County’s Sustainable Land Development Code:

1. **A new section with the following language shall be added as §1.11.8:**

1.11.8. Development Approval for Applications in Process. Any application for a development approval, which has been deemed complete by the Administrator prior to the effective date of this SLDC may be approved in conformance with the 1996 Santa Fe County Land Development Code so long as the application is able to move through the process within a reasonable period of time not to exceed 12 months. Development of any subsequent phase or further application related to the same development shall be in compliance with this SLDC.

2. **The following change shall be made to § 1.15.6.2:**

1.15.6.2. Criteria.

* * *

3. Suitability as Presently Zoned. The Board shall consider the suitability or unsuitability of the tract, parcel or lot for its use as presently zoned. This factor shall however, be weighed in relation to proof of a clerical mistake in the text or map dimensions and uses of the zoning district, substantially changed conditions in the area surrounding the property, or to effectuate the important findings of § 1.15.7.2 § 1.15.6.2,

and is supported by the goals, policies, and strategies of the SLDC, the SGMP, Area, District or Community Plan.

3. **The following changes shall be made to § 4.4.5:**

4.4.5. Application.

* * *

4.4.5.3. Fees. Before an application will be deemed complete for consideration, all required application fees as set forth in the Board-approved Permit and Review Ordinance, shall be paid to the Administrator.

4. **The following new language shall be added to § 4.4.13:**

4.4.13. Findings of Fact, Conclusions of Law. Written notice of a final decision of the Planning Commission or the Board to approve, or approve with conditions, an application pursuant to NMSA 1978, Sec. 39-3-1.1, which can be in the form of a development order, shall constitute the issuance of the permit. Staff or the Hearing Officer where one is used as indicated in Table 4-1, shall prepare findings of fact and conclusions of law pursuant to NMSA 1978, Sec. 39-3-1.1 to document final action taken on each application. Such findings and conclusions shall be approved by the decision-making body and filed with the County Clerk.

5. **The following new language shall be added to § 5.7.11:**

5.7.11. Expiration of Preliminary Plat. An approved or conditionally approved preliminary plat shall expire unless the applicant obtains a development order granting approval of the final plat within twenty-four months (24) from the date of preliminary plat approval or conditional approval. Prior to the expiration of the approved or conditionally approved preliminary plat, the applicant may submit an application for extension, for approval by the Board, for a period of time not to exceed a total of thirty-six (36) months from the original approval date. No further extension shall be granted under any circumstances and the preliminary approval shall become null and void upon expiration of the preliminary plat. No application for final plat approval shall be allowed to be submitted after the preliminary plat has expired. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat.

6. **The following change shall be made to Table 6-1 (Required Studies, Reports and Assessments (SRAs)):**

The acronym "FIS" appearing as an SRA Type at the head of a column shall be deleted and replaced with "FIA" which stands for "fiscal impact assessment."

7. **The following changes shall be made to § 6.2.1:**

6.2. PREPARATION AND FEES.

6.2.1. Applicant prepared. Except for DCIs, an applicant for discretionary development approval shall prepare their own SRAs as required in this Chapter. The applicant shall ~~deposit, as determined in the Fee Schedule approved by the Board, cash, a certified check, bank check or letter of credit, to cover~~ be responsible for all of the County's expenses in reviewing the SRA, including engaging consultants.

8. **The following new language shall be added to § 6.4.2.1:**

6.4.2.1. Roads. The APFA shall calculate the LOS for roads consistent with Table 12-1. The impact of the proposed development shall be measured by average daily trips and peak-hour trips based upon the Transportation Research Board's "Highway Capacity Manual 2000". The APFA shall describe the means by which the transportation capacity of the system will be expanded without destroying historic and traditional built environment. For purposes of the APFA, average daily traffic assumes 10 trips per day per dwelling unit or building lot.

9. **The following new language shall be added to § 7.11.11.3.2:**

7.11.11.3. Access to Subdivisions, Non-Residential Development and Multi-Family Development.

2. Major subdivisions of thirty-one (31) lots or more, those with 31 or more development units, or those non-residential developments consisting of 25,000 square feet or more, shall provide access to an existing County road, highway, state highway or federal highway and shall provide a minimum of two (2) access points to the referenced roadway. Such development shall also provide for connections to roads and highways identified on the Official Map.

10. **Table 7-12 shall be changed as follows:**

a. The word Major shall be added before "Arterial or highway" in the far left column; the reference 2- shall be added before the number "6" under the "# of driving lanes" column; the number ~~100~~ shall be stricken and replaced with 150 under the "Minimum ROW (ft)" column.

b. In the "Minor arterial" row, the numbers ~~60 to 100~~ shall be stricken and replaced with 120 under the "Minimum ROW (ft)" column.

c. In the "Collector" row, the numbers ~~45 to 72~~ shall be stricken and replaced with 80 under the "Minimum ROW (ft)" column.

d. In the "Local" row, the numbers ~~34 to 48~~ shall be stricken and replaced with 50 under the "Minimum ROW (ft)" column.

e. In the "Cul-de-Sac" row, the number ~~20~~ shall be stricken and replaced with 38 under the "Minimum ROW (ft)" column.

A complete version of Table 7-12 depicting all technical changes follows:

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

	Avg. daily traffic	# of driving lanes	Lane width (ft)	Sidewalks	Bike lanes	Minimum ROW (ft)	Design Speeds (mph)	Max % Grade	Min. agg. base course	Min. bit. pavement	Max % Super-elev.
Major Arterial or highway	5000 +	2-6	12	Two 5'	Two 5 ft on-road	150	Level: 50+ Rolling: 50+ Mount.: 50+	5%	6"	6"	Refer to AASH TO
Minor arterial	2000 to 4999	2-4	12	Two 5'	Two 5 ft on-road	120	Level: 30-60 Rolling: 30-60 Mount.: 30-60	5%	6"	5"	Refer to AASH TO
Collector	601 to 1999	2	11	Two 5'	Two 5 ft on-road	80	Level: 30+ Rolling: 30+ Mount.: 30+	8%	6"	4"	5%
Sub-collector	301 to 600	2	11	Two 5'	Two 5 ft on-road	60	Level: 30+ Rolling: 30+ Mount.: 30+	8%	6"	4"	5%
Local	0 to 400	2	10	One 5'	n/a	50	Level: 20-30 Rolling: 20-30 Mount.: 20-30	7%	6"	3"	5%
Cul-de-Sac	0 to 300	2	10	n/a	n/a	38	Level: 30-50 Rolling: 20-40 Mount.: 20-30	9%	6"	3"	n/a
Alley	n/a	1	12	n/a	n/a	19	n/a	7%	6"	3"	n/a
Driveway	n/a	1	14	n/a	n/a	20	n/a	6%	n/a	n/a	n/a

11. **Table 7-13 shall be changed as follows:**

a. In the “Major arterial” row, the reference 2- shall be added before the number “4” under the “# of driving lanes” column.

b. In the “Minor arterial” row, the numbers ~~70 to 100~~ shall be stricken and replaced with 120 under the “Minimum ROW (ft)” column.

c. In the “Collector” row, the reference ~~60 to~~ shall be stricken under the “Minimum Row (ft)” column.

d. In the “Local” row, the reference ~~0 to 400~~ shall be stricken and replaced with 201-400 under the top half of the “Avg. daily traffic” column; in the same row, add the reference 0-200 under the bottom half of the “Avg. daily traffic” column.

e. In the “Local” row, the number ~~56~~ shall be stricken and replaced with 50 under the “Minimum ROW (ft)” column.

f. In the “Local” row, the number ~~6~~ shall be stricken and replaced by 4 under the top half of the “Min. agg. Base course” column; in the same row, add the reference n/a under the bottom half of the “Min. agg. Base course” column.

g. In the “Cul-de-Sac” row, the number ~~20~~ shall be stricken and replaced with 38 under the “Minimum ROW (ft)” column; in the same row, the number ~~4~~ shall be stricken and replaced with 6 under the “Min. agg. Base course” column.

h. A new column entitled Double penetration chipseal with fog coat shall be added between the “Min. agg. Base course” and “Min. bit. pavement” columns; under the same new column, the reference n/a shall be added in each corresponding box except for the word yes which shall be added under the bottom half of the box in the corresponding “Local” row.

A complete version of Table 7-13 depicting all technical changes follows:

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

	Avg. daily traffic	# of driving lanes	Lane width (ft)	Non-vehicular side paths	Bike lanes	Minimum ROW (ft)	Design Speeds (mph)	Max % Grade	Min. agg. base course	Double penetration	Min. bit. pavement	Max % Super-elev.
Major arterial or highway	5000+	2-4	12	n/a	Two 5 ft on-road	150	Level: 70 Rolling: 70 Mount.: 50-60	5%	6"	n/a	6"	8%
Minor arterial	2000 to 4999	2-4	12	n/a	Two 5 ft on-road	120	Level: 60-75 Rolling: 50-60 Mount.: 40-50	5%	6"	n/a	5"	8%
Collector	401-1999	2	11	n/a	n/a	80	Level: 40-60 Rolling: 20-50 Mount.: 20-40	8%	6"	n/a	4"	8%
Local	201-400	2	10	n/a	n/a	50	Level: 30-50 Rolling: 20-40 Mount.: 20-30	9%	4"	n/a	4"	8%
	0-200								n/a	yes	n/a	
Cul-de-Sac	0 to 300	2	10	n/a	n/a	38	Level: 30-50 Rolling: 20-40 Mount.: 20-30	9%	4"	n/a	n/a	n/a
Driveway	n/a	1	14	n/a	n/a	20	n/a	9%	4"	n/a	n/a	n/a

12. The following language shall be deleted from § 7.13.7.1:

7.13.7. Self-Supplied Water Systems.

7.13.7.1. Community Water Systems.

1. A self-supplied subdivision shall be required to create a community water system or connect to an existing community water system if specified in Table 7-19.

13. The following language shall be added to and deleted from § 7.13.10:

7.13.10. Self-Supplied Wastewater Systems. As is the case with water supply and distribution systems, the type of wastewater system required of any development is dependent upon the nature

of the development, the adopted Sustainable Development Area (SDA) in which the development is located, and the proximity of the development to the County's wastewater utility. See Table 7-17 and proximity of the development to any public or publicly-regulated wastewater system; See Table 7-19.

7.13.10.1. General Requirements. Community Wastewater Systems.

1. A subdivision shall be required to create a community wastewater system or connect to an existing community water system if specified in Table 7-18.

2. A community wastewater system shall meet or exceed all applicable design standards of the New Mexico Environment Department, the Construction Industries Division of the Regulation and Licensing Department and the Office of the State Engineer.

3. A community wastewater system shall be capable of treating the volume of wastewater produced by the development at full build-out and shall be designed to treat a peak rate of flow.

4. A community wastewater system shall be designed under the supervision of a New Mexico registered professional engineer. Any expansion of an existing community wastewater system to supply new development shall likewise be designed under the supervision of a New Mexico registered professional engineer.

5. Easements, including construction easements, shall be provided.

6. Management of a community wastewater system shall be accomplished by a competent, professional manager or management consultant. A qualified and certified operator shall be employed or contracted to operate the community wastewater system. The management structure of a community wastewater system shall be capable of ensuring that all required reporting is completed and submitted on a timely basis.

7. Financial guaranty shall be deposited pursuant to § 7.22 herein to secure the construction of a new or expanded community wastewater system.

8. Regardless of whether the County's wastewater system is utilized, all development shall include wastewater systems built to standards established by the County wastewater utility and may be designed and constructed so that they may be connected to the County utility when available.

9. A wastewater system shall meet all applicable requirements of the Public Utility Act, Chapter 62, NMSA 1978.

~~**7.13.10.2. Required Connection to County Wastewater Utility.** Table 7-17 provides the requirements for connection to the County wastewater utility. In all cases, it is the responsibility of the owner/developer/applicant to provide wastewater infrastructure to the point of connection with the County wastewater utility.~~

7.13.10.32. Where Alternative Wastewater System Allowed.

1. Any wastewater system provided pursuant to this Section shall meet the

requirements and standards of 20.7.3 NMAC and 20.6.2 NMAC and shall comply with regulations promulgated by the New Mexico Environment Department.

2. Where a development is not required to connect to the County's wastewater system or a public system pursuant to Tables 7-17 or 7-18, an alternative wastewater disposal system shall be used ~~when specified on Table 7-19~~ so long as the appropriate liquid waste permit is obtained from the New Mexico Environment Department and presented to the Administrator as a part of the application.

3. Any liquid wastewater treatment system that involves a surface discharge or land application of treated or untreated effluent, shall require presentation of the appropriate permit from the New Mexico Environment Department at the time of application.

14. **The following language shall be added to and deleted from § 7.13.11.2:**

7.13.11.2. Outdoor Conservation.

* * *

7. ~~Car and truck~~ Vehicle washing is only allowed with the use of a shut-off hose nozzle.

* * *

10. Swimming Pools of a permanent or temporary nature shall be prohibited on all newly created lots.

15. **The following edits shall be made and new language shall be added to §7.16.3.1:**

7.16.3.1. Development that proposes to remove, demolish or adversely affect a property listed on the new Mexico Register of Cultural Properties and/or the National ~~register~~ Register of historic Places is not permitted unless the applicant first obtains a beneficial use and value determination pursuant to subsection 14.9.8 of the SLDC, and provides a copy of an excavation permit issued pursuant to 4.10.14 New Mexico Administrative Code by the State Cultural Properties Review Committee with approvals from the State Archaeologist and the State Historic Preservation Officer.

16. **The following new language shall be added to §7.16.3.2:**

7.16.3.2. Development that affects in any way a Registered Cultural Property (including any removal or demolishing pursuant to the previous paragraph) is not permitted unless the applicant first submits a report concerning the proposed development for review of the Historic Preservation Office, Historic Preservation Officer. The report shall describe in detail the proposed changes to the Registered Cultural Property. Such a report shall be prepared by a professional qualified under § 7.16.8 of this subsection. The report shall include a complete treatment plan for protection and preservation of the Registered Cultural Property, and shall contain at least as much information as is listed in Section 4.10.16.14 New Mexico Administrative Code ("Preliminary Reports"). The treatment plan shall be reviewed by the New Mexico State Historic Preservation Office, Historic Preservation Officer and conditions on the development proposed by the State Historic Preservation Officer may, as appropriate, be incorporated into the development permit.

17. **Four new sections with the following language shall be added as §7.16.4.1, §7.16.4.2, §7.16.4.3, and §7.16.4.4.:**

7.16.4.1. On March 19, 2004, Congress enacted Public Law 108-208 as the Galisteo Basin Archaeological Sites Protection Act (“the Act”), Section 2 of which stated that its purpose was “to provide for the preservation, protection, and interpretation of the nationally significant archeological resources in the Galisteo Basin in New Mexico.” The Act found the Galisteo Basin to be “the location of many well preserved prehistoric and historic archeological resources of Native American and Spanish colonial cultures.” Further, that “these resources included the largest ruins of Pueblo Indian settlement in the United States, spectacular examples of Native American rock art, and ruins of Spanish colonial settlements...[all of which] are being threatened by natural causes, urban development, vandalism, and uncontrolled excavations.”

7.16.4.2. The Act designated some 24 specific sites, comprising 4,591 total acres, as constituting the Galisteo Basin Archaeological Protection Sites. Those sites consist of: Arroyo Hondo Pueblo, Burn Corn Pueblo, Chamisa Locita Pueblo, Comanche Gap Petroglyphs, Espinosa Ridge Site, La Cienega Pueblo & Petroglyphs, La Cienega Pithouse Village, La Cieneguilla Petroglyphs/Camino Real Site, La Cieneguilla Pueblo, Lamy Pueblo, Lamy Junction Site, Las Huertas, Pa’ako Pueblo, Petroglyph Hill, Pueblo Blanco, Pueblo Colorado, Pueblo Galisteo/Las Madres, Pueblo Largo, Pueblo She, Rote Chert Quarry, San Cristobal Pueblo, San Lazaro Pueblo, San Marcos Pueblo, and Upper Arroyo Hondo Pueblo. Section 3 of the Act permits any private property owner included within the boundary of the designated site upon written request to the Secretary of the Interior, to have their property immediately removed from within that boundary. Section 4 of the Act prohibits additions to or deletions from the listed sites except by an act of Congress.

7.16.4.3. Section 2 of the Act protects the archeological protection sites by restricting activity on any Federal lands within the sites including but not limited to disposal of lands, mining activity and mineral/geothermal leasing. The Act authorizes the Secretary of the Interior to enter into cooperative agreements with owners of non-Federal lands as to an archeological protection site located on their property. Such an agreement would enable the Secretary to assist with the protection, preservation, maintenance, and administration of the archeological resources and associated lands. Section 5 of the Act prohibits the Secretary from administering archeological protection sites which are on non-Federal lands unless the landowner consents in a cooperative agreement.

7.16.4.4. The Act specifically prohibits the regulation of privately owned lands located within archeological protection sites and permits the Department of Interior to only acquire lands or interests within the protected sites with the consent of the owner. Similarly, Section 18-6-10 of the Cultural Properties Act deems it “an act of trespass and a misdemeanor for any person to remove, injure or destroy registered cultural properties situated on private lands or controlled by a private owner without the owner’s prior permission.” Also, under the state law, if a cultural property is on private land and the State Cultural Properties Review Committee determines that cultural property to be worthy of preservation and inclusion on the official register of cultural property, “the Committee may recommend the procedure best calculated to ensure preservation.” The procedures include providing technical assistance to the owner to preserve the cultural property, acquiring the property outright or acquiring an easement, advising the County to consider zoning the property as an historic area/district under the Historic District Act, advising the County of the tools available to obtain control of the cultural property under

the Historic District Act, and acquiring the property for the State by use of eminent domain.

18. **The following changes shall be made to §7.16.5.10.**

7.16.5.10. For those resources determined to be significant under the previous paragraph and for which a treatment plan is recommended, a sample of surface artifacts shall be collected and documented, and if there is any reason to believe that subsurface resources exist, excavations shall be conducted according to the most current standards of the Historic Preservation Officer set forth in Section 4.10.16.12 NMAC (“standards for “Excavation Standards” and Test Excavation”).

19. **The following changes shall be made to §7.16.5.12.**

7.16.5.12. The total cost of treatment shall not exceed ten percent (10%) of the total cost of development of the applied-for development, including all future phases. If future phases are not planned sufficiently to determine ~~development~~ total development costs, then development of future phases consistent with the applied-for development shall be assumed. ~~To the extent that~~ Where the cost of treatment exceeds ten percent of development costs, treatment shall be completed up to the ten percent limit. ~~extent that funds do not exceed ten percent of the costs of development.~~ If treatment is incomplete, the applicant shall contact the State Historic Preservation Officer and the County’s Open Space and Trails Division for additional funds to complete the treatment. Only if such requests are denied may the treatment plan be terminated and a development permit issued.

20. **A new section with the following language shall be added as §7.16.12:**

7.16.12. Excavating an Archaeological Site on Private Land. Pursuant to Section 18-6-10 of the Cultural Properties Act, no person shall excavate an archaeological site located on private land in the State unless the person obtains a permit issued by the State Cultural Properties Review Committee with approvals from the State Archaeologist and the State Historic Preservation Officer. This requirement shall not apply to the private landowner unless the landowner transfers the property with the intent to excavate an archaeological site.

21. **The following new language shall be added at the end of the sentence at § 7.17.5.2.1:**

7.17.5.2. All Other Development. Subdivision, multi family, non-residential and single family residential development shall comply with the following standards:

1. Drainage structures shall be designed and sized to detain or safely retain storm water on site.
2. Storm drainage facilities shall have the sufficient carrying capacity to accept peak discharge runoff from the development;
3. The peak discharge of storm water resulting from the development shall not exceed the peak discharge calculated prior to the development and differences between pre- and post-development discharge shall be detained or retained on site. Calculation of the design peak discharge of storm water shall be based on a

one hundred (100) year frequency, twenty-four (24) hour duration rainstorm;

4. No development shall disturb any existing watercourse or other natural drainage system, in a manner which causes a change in watercourse capacity or time to peak, time of concentration or lag time or other natural drainage system or increase of the pre-development stormwater discharge.

5. All natural drainage ways and arroyos which traverse or affect one or more lots or development sites shall be identified on the plan and/or plat.

6. Erosion setbacks shall be provided for structures adjacent to natural arroyos, channels, or streams such that: (a) a minimum setback of 25' shall be provided from all arroyos with flow rates of 100 cubic feet per second (100 cfs); or (b) a minimum setback of 75' shall be provided from all FEMA designated 100 year Floodplains. Setbacks from FEMA designated Floodplains may be reduced if bank stabilization or stream bed and bank stability is designed or provided by a professional engineer. In no case shall the setback be reduced to less than 25'.

7. For single-family residences, where a proposed development site is located outside of a regulated one hundred (100) year flood plain and on slopes less than ten percent (10%) and the proposed development site, including patios, garages, accessory structures, driveways and other development that decreases the permeability of infiltration of pre-development surfaces is no more than six thousand (6,000) square feet and total impermeable surfaces (roofs, paved areas, patios, etc.) do not exceed twenty-five hundred (2,500) square feet, a retention/detention pond(s) or checkdams(s) with a minimum volume of six hundred (600) cubic feet shall be installed at a location to be approved by the Code Administrator. Such ponds shall be integrated with the landscaping or revegetation on the lot.

22. **The following changes shall be made to the Table 7-19 heading:**

Table 7-19: Community Water and Wastewater System Requirement for Developments Subdivisions in SDA-2 and SDA-3.

23. **The following change shall be made to § 8.5:**

Zoning Map: the SLDC map that geographically depicts zoning district boundaries and classifications within the County. Also see ~~§ 8.5~~ § 8.4 (“Zoning Map”).

24. **The following changes shall be made to § 8.8.5:**

8.8.5. Side and Rear Setbacks. For buildings in the PI district that are over 12 feet in height, side and rear setbacks adjacent to any A/R, RUR, RUR-F, RUR-R, RES-F, RES-E, R-C, or TC districts, and any predominantly single-family detached or attached dwelling districts or sub-districts in areas subject to community district zoning, as well as any existing or approved development consisting of predominantly single-family detached dwellings or 1- or 2-story duplex or single-family detached dwellings in MU or PDD districts, are ~~outlined~~ outlined in Table 8-16 ~~below~~ above.

25. **The following new subsection shall be added as § 8.10.9.1:**

8.10.9.1. Existing Neighborhood Zones. Existing Neighborhood Zones established in the Santa Fe Community College District shall have a minimum lot size of 2.5 acres per dwelling unit.

26. The following new subsection shall be added as § 8.10.11:

8.10.11. Existing Master Plans Identified as PDDs. In order to recognize existing approvals, PDDs identified on the initial zoning map may be built out in accordance with their approved master plans which were approved prior to the effective date of this SLDC.

27. Table 8-13 shall be changed as follows:

a. In the “Density” row, add “(# acres per dwelling Unit)” after the word “Density”; in the same row strike n/a and replace with 2.5**.

b. Under the first footnote marked by a single asterisk, add the following new footnote, ** density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-13 depicting all technical changes follows:

Table 8-13: Dimensional Standards – CG (Commercial General).

CG Zoning District	CG
Density (# acres per dwelling Unit)	2.5**
Multifamily Density*	Up to 20
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	80

*Multi-Family Residential shall comply with supplemental use standards in Chapter 10.

** density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

28. Table 8-14 shall be changed as follows:

a. In the “Density” row, add (# acres per dwelling Unit) after the word “Density”; in the same row strike n/a and replace with 2.5***.

b. Under the second footnote marked by a double asterisk, add the following new footnote, *** density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-14 depicting all technical changes follows:

Table 8-14: Dimensional Standards – CN (Commercial Neighborhood).

CN Zoning District	CN
Density (# acres per dwelling Unit)	2.5***
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Lot coverage (maximum, percent)	80
Maximum building size (aggregate)	50,000*
Maximum size of individual establishments (sq.ft.)	15,000**

*Building size may be increased up to 100,000 square feet with the issuance of a conditional use permit.

**Establishment size may be increased up to 30,000 square feet with the issuance of a conditional use permit.

*** density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

29. **Table 8-15 shall be changed as follows:**

a. In the “Density” row, strike ~~maximum, dwelling units/acre~~ and replace with # acres per dwelling Unit”; in the same row replace “n/a” with “2.5*.”

b. Below Table 8-15, add a footnote with the following language, *density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-15 depicting all technical changes follows:

Table 8-15: Dimensional Standards – I (Industrial).

Zoning District	I
Density (# acres per dwelling Unit)	2.5*
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	50
Lot coverage (maximum, percent)	70%

*density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

30. **Table 8-16 shall be changed as follows:**

a. In the “Density” row, add # acres per dwelling Unit after the word “Density”; in the same row strike ~~n/a~~ and replace with 2.5*.

b. Below Table 8-16, add a footnote with the following language, *density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-16 depicting all technical changes follows:

Table 8-16 Dimensional Standards – PI (Public/Institutional)

PI Zoning District	CN
Density (# acres per dwelling Unit)	2.5*
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	80

*density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

31. **The following deletions and additions shall be made to § 10.15:**

~~10.15. COMMUNITY SERVICE FACILITIES.~~

~~10.15.1. General Requirements. Community service facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.~~

~~10.15.2. Standards. Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:~~

~~10.15.2.1. The proposed facilities are necessary in order that community services may be provided for in the County;~~

~~10.15.2.2. The use is compatible with existing development in the area and is compatible with development permitted under the Code; and~~

~~10.15.2.3. A master plan and preliminary and final development plan for the proposed development are approved.~~

10.15. TRADE CONTRACTOR.

10.15.1. Applicability. This section shall apply to all trade contractor businesses.

10.15.2. Standards. Trade contractor businesses located within a Residential Base Zoning District shall meet design standards within this SLDC in addition to the following standards:

10.15.2.1. No more than five (5) large commercial vehicles shall be permitted in a trade contractor business;

10.15.2.2. Outside storage shall not exceed 1500 square feet, including vehicle storage, and shall be screened by a six-foot high solid wall or fence. All other storage shall be within a building.

32. The following new language shall be added to § 10.15.2.3:

~~10.15.2.3. A master plan and preliminary and final site development plan for the proposed development are~~ is approved.

33. The following new section shall be added directly after § 10.22:

10.23. AUTOMOTIVE PAINT AND BODY BUSINESS.

10.23.1. Applicability. This section shall apply to all automotive paint and body businesses.

10.23.2. Standards. Automotive paint and body businesses shall meet design standards within this SLDC in addition to the following standards:

10.23.2.1. All automotive paint and body work shall be conducted within an insulated building with appropriate air filters to minimize both noise and odors;

10.23.2.2. Stored vehicles shall be located behind a six-foot high solid wall or fence;

10.23.2.3. Structures related to a paint and body business shall be set back a minimum of 75 feet from residential property boundaries.

34. The following changes shall be made to § 13.7.1:

13.7. ALTERNATIVE MEANS OF COMPLIANCE.

13.7.1. A Project may alternatively meet all or a portion of its obligation to provide Affordable Housing by:

13.7.1.1. providing Affordable Units outside the Project but within central and northern Santa Fe County, as shown on Map 14-1;

13.7.1.2. making a cash payment ~~that is equal to or greater value than would have been required if the Project had been constructed or created Affordable Units as provided in this Chapter,~~ calculated by applying the methodology set forth in the Affordable Housing Regulations;

13.7.1.3. dedicating property suitable for construction of Affordable Units outside the Project but within central and northern Santa Fe County, as shown on Map 14-1, whose value is equal to or greater than ~~that which would have been required if the Project had been constructed or created Affordable Units as provided in this Chapter,~~ the required minimum value calculated by applying the methodology set forth in the Affordable Housing Regulations; or

13.7.1.4. otherwise providing Affordable Units in a manner that is consistent with the goals and objectives of this Chapter including providing rental ~~homes~~ affordable units in lieu of ~~homes~~ affordable units for purchase, so long as ~~the initial market value rental payments do not exceed that which an affordable buyer would have to pay to purchase a~~

~~home in the maximum target monthly rents of the affordable units are at or below what is the income ranges specified in the Affordable Housing Regulations.~~

35. **The following changes shall be made to § 13.7.5.4:**

13.7.5.4. a cash payment or property provides a greater overall public benefit than if the Affordable Units were constructed within the ~~Project~~ Project or Minor Project that would have otherwise provided for mixed-income development; and

36. **The following changes shall be made to § 13.9:**

13.9. LONG-TERM AFFORDABILITY.

13.9.1. Each Affordable Housing Agreement shall include a form of lien, mortgage or other instrument (herein after referred to as "the Affordability Mortgage or Lien") that shall be executed and recorded along with the deed conveying the Affordable Unit to the first buyer, and that instrument shall create a mortgage or lien in favor of the County in the amount of the difference between the Maximum Target Housing Price and ninety-five percent of the unrestricted fair market value of the Affordable Unit at the time of initial sale, as determined by an appraisal approved by the County, ~~which specifies that the value of the mortgage or lien is calculated at any given point by multiplying the number of full years that have elapsed from the date of first sale of the Affordable Unit by 0.10 and then multiplying that result by the difference between the Maximum Target Housing Price and ninety five percent of the unrestricted fair market value of the Affordable Unit at the time of initial sale.~~ The liens, mortgages or other instruments shall include a formula for reduction of the principal amount as set forth in the Affordable Housing Regulations. The liens, mortgages or other instruments shall be duly executed and recorded in the Office of the County Clerk.

* * *

~~**13.9.3.** The lien, mortgage or other instrument shall also provide that, when the Affordable Unit is sold or refinanced, the County shall share in the appreciation in the same percentage as the proportion of the county's initial lien to the initial market value of the home.~~

~~**13.9.4.**~~ **13.9.3.** The form of the instrument described above, and the methodology for determining the initial market value of the Affordable Unit shall be specified in the Affordable Housing Regulations.

37. **The following changes shall be made to the title at § 14.9.9.7:**

14.9.9.7. Changes in-Nonconforming Uses.

38. **The following new definition of "Community Service Facility" shall be added to Appendix A.**

Community Service Facility: is a facility which provides service to a local community organization. Such facilities may include governmental services such as police and fire stations; elementary and secondary day care centers; schools and community centers; and churches and other places of worship.

39. The following changes shall be made to the definition of “Community Water System” found in Appendix A.

Community Water System: a water supply system or community well that is under central or common ownership and/or management that serves ~~five (5)~~ fifteen (15) or more service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents ~~dwelling units~~ or commercial units, including a Water and Sanitation District, that uses permitted water rights rather than domestic wells licensed by the State Engineer under § 72-12-1.1 NMSA 1978.

40. The following new definition of “Retreat” shall be added to Appendix A.

Retreat: A property or facility used for professional, educational, health-related or religious meetings, conferences, or seminars and which may provide meals, overnight accommodations, and/or recreation for participants.

41. The following changes shall be made to Appendix B, Use Table (attached), where new language is underlined and deleted language is stricken through:

On Page Appendix B: 1

a. Rows for “Single family detached units,” “Single family attached units,” “Duplex” and “Retirement” under the “Commercial General” column, shall change from an ~~X~~ which indicates “Prohibited” and shall be stricken to P indicating “Permitted.”

b. A new row shall be added for Retreats.

c. Retreats shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe Commercial Neighborhood,” “Mixed Use, Commercial General,” “Public Institutional” and Planned Development.” Retreats shall include a C indicating “Conditional” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community” and “Traditional Community.” Retreats shall include an X indicating “Prohibited” in the column “Industrial.”

d. Change row entitled “Parts, accessories, or tires” to add Automotive such that the row shall read “Automotive parts accessories, or tires.”

On Page Appendix B: 2

a. Strike row entitled ~~Camps, camping, and related establishments~~.

b. Change row for “Special Trade Contractor” by removing the word ~~Special~~ and replacing it with plumbing, electrical, roofing, painting, landscaping such that the row shall read Trade contractor, plumbing, electrical, roofing, painting, landscaping. This row shall include a C indicating “Conditional” for “Traditional Community.” This row shall include a P indicating “Permitted” for the columns “Commercial Neighborhood,” “Mixed Use” and “Commercial General.”

c. Add new row entitled Automotive paint and body. Include an X indicating “Prohibited Use” in the following columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community,” “Public Institutional,” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the columns “Commercial Neighborhood” and “Mixed Use.” This row shall include a P indicating

“Permitted Use” in the columns “Commercial General” and “Industrial.” Add Section 10 to the “Special Conditions” column.

d. Change the columns entitled “Agriculture/Ranching,” “Rural, Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional,” and “Planned Development” to DCI and strike all Cs, Xs and Ps in the row entitled “Automotive, wrecking and graveyards, salvage yards, and junkyards.”

e. Change row entitled “Demolition business” to add building and structures such that the row shall read Demolition, building and structure business. The columns entitled “Commercial General” and “Planned Development” shall be changed to a C indicating “Conditional Use.”

f. Strike the ~~Reeyeling business~~ row.

On Page Appendix B: 3

a. Add mini-storage units to “Mini-warehouse” row such that row shall read “Mini-warehouse, mini-storage units.” Columns shall change to a C indicating a “Conditional Use” in the following columns “Commercial Neighborhood” and “Mixed Use.” Column shall change to a P indicating a “Permitted Use” for the following column “Commercial Neighborhood.”

b. Add a new row “Movie Ranch.” Include a P which indicates a “Permitted Use” in the following columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional,” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the following columns “Residential Estate,” “Residential Community,” and “Traditional Community.”

On Page Appendix B: 4

a. Rows for “Camps,” “camping,” and “related establishments” shall change to C indicating a “Conditional Use” in the following columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” and “Traditional Community.” Change to a P indicating a “Permitted Use” in and “Planned Development.”

b. Add a new row Community Center. Include a P indicating a “Permitted Use” in the following columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Public Institutional” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the following columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” and “Traditional Community.” This row shall include an X indicating a “Prohibited Use” in the column entitled “Industrial.”

c. Change the row for “Funeral Homes” to include a P indicating “Permitted” in the “Industrial” column.

On Page Appendix B: 5

a. The row for “Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage” shall change to a P indicating “Permitted” in the column “Commercial General.” This row shall change to an X which is a “Prohibited Use” in the column

“Traditional Community.” This row shall change to a C indicating a “Conditional Use” in the columns “Commercial Neighborhood” and “Planned Development.”

On Page Appendix B: 6

a. The row for “Composting facility” shall change to a P indicating a “Permitted Use” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional.” This row shall change to a C indicating a “Conditional Use” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” and “Residential Community.”

b. A new row shall be added entitled Recycling transfer station. This row shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community.”

c. A new row shall be added entitled Solid waste collection transfer station (Governmental). This row shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community” and “Traditional Community.”

d. The word (Private) shall be added to the row “Solid waste collection transfer station” such that the row shall read Solid waste collection transfer station (Private).

e. The row Communication tower shall be stricken.

f. A new row shall be added entitled Wireless Communication Facilities, co-location, surface mounted, new tower up to 49 feet. This row shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.”

g. A new row shall be added entitled Wireless Communication Facilities, new tower 50-74 feet. This row shall include a C indicating a “Conditional Use” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community” and “Planned Development.” This row shall include a P indicating “Permitted” in the columns “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial, Public Institutional.”

h. A new row shall be added entitled Wireless Communication Facilities, new tower 75-99 feet. This row shall include a C indicating a “Conditional Use” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.”

i. A new row shall be added entitled Wireless Communication Facilities, new tower 100 plus feet. This row shall include a C indicating a “Conditional Use” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe” and “Rural Residential.” This row shall change to an X indicating a “Prohibited Use” in the columns “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community” and “Planned Development.”

j. The row entitled “Telecommunications and Broadcasting station” shall be changed to strike the words ~~Telecommunications~~ and such that the row shall then read “Broadcasting station.”

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

By: _____
Daniel W. Mayfield, Chair

ATTESTED:

Geraldine Salazar, County Clerk

APPROVED AS TO FORM:

Gregory S. Shaffer, County Attorney

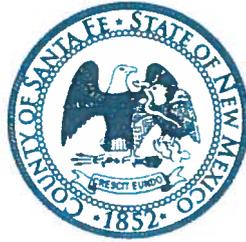
DRAFT 5-23-14

**Item VI. Request to Publish Title and General Summary of
an Ordinance Amending Ordinance No. 2013-6, The
Sustainable Land Development Code (Action Item).**

Daniel "Danny" Mayfield
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: May 23, 2014

TO: Board of County Commissioners

FROM: Penny Ellis-Green, Growth Management Director *peg*

VIA: Katherine Miller, County Manager

RE: Request for Authorization to Publish Title and General Summary of An Ordinance Amending Ordinance 2013-6, the Sustainable Land Development Code (SLDC); Making Editing, Textual, Typographical and Technical Changes to the SLDC.

BACKGROUND:

On December 10, 2013 the Board of County Commissioners adopted the Sustainable Land Development Code (SLDC). At that meeting the Board requested any amendments to the SLDC to come back for approval when the Zoning Map was brought forward for hearings and approvals.

The draft Ordinance is attached.

Approving Title and General Summary of this Ordinance will allow this Ordinance to move through the scheduled hearing process and allow staff to meet the requirements for publishing this ordinance. Staff will publish for the June 25, 2014 Special BCC Meeting.

RECOMMENDATION:

Staff recommends the Santa Fe Board of County Commissioners approve the request to publish title and general summary of an ordinance amending Ordinance 2013-6, the Sustainable Land Development Code (SLDC); making editing, textual, typographical and technical changes to the SLDC.

EXHIBITS:

1. Proposed Ordinance

THE BOARD OF COUNTY COMMISSIONERS
OF SANTA FE COUNTY

ORDINANCE NO. 2014-_____

AN ORDINANCE AMENDING ORDINANCE NO. 2013-6, THE SUSTAINABLE LAND
DEVELOPMENT CODE (SLDC).

WHEREAS, on December 10, 2013, the Board of County Commissioners voted to adopt Ordinance 2013-6, the Sustainable Land Development Code (“SLDC”);

WHEREAS, at the time of its December 10, 2013 vote to adopt the SLDC, the Board of County Commissioners directed County staff to review the SLDC and come back to Board with recommended changes and Section 1.13 of the SLDC provides that “The Board shall review the SLDC at the time of adoption of the Zoning Map...”;

WHEREAS, staff did review the SLDC since the adoption vote;

WHEREAS, Ordinance 2013-6 stated that “The Board shall review the Sustainable Land Development Code at the time of adoption of the Zoning Map and six (6) months thereafter”; and

WHEREAS, Ordinance 2013-6 although adopted, by its own terms does not become effective until 30 days after the adoption and recording of a Zoning Map.

NOW THEREFORE, be it enacted by the Board of County Commissioners of Santa Fe County to adopt the following changes in amending Ordinance 2013-6, the County’s Sustainable Land Development Code:

1. A new section with the following language shall be added as §1.11.8:

1.11.8. Development Approval for Applications in Process. Any application for a development approval, which has been deemed complete by the Administrator prior to the effective date of this SLDC may be approved in conformance with the 1996 Santa Fe County Land Development Code so long as the application is able to move through the process within a reasonable period of time not to exceed 12 months. Development of any subsequent phase or further application related to the same development shall be in compliance with this SLDC.

2. The following change shall be made to § 1.15.6.2:

1.15.6.2. Criteria.
* * *

3. Suitability as Presently Zoned. The Board shall consider the suitability or unsuitability of the tract, parcel or lot for its use as presently zoned. This factor shall however, be weighed in relation to proof of a clerical mistake in the text or map dimensions and uses of the zoning district, substantially changed conditions in the area surrounding the property, or to effectuate the important findings of § 1.15.7.2 § 1.15.6.2,

and is supported by the goals, policies, and strategies of the SLDC, the SGMP, Area, District or Community Plan.

3. **The following changes shall be made to § 4.4.5:**

4.4.5. Application.

* * *

4.4.5.3. Fees. Before an application will be deemed complete for consideration, all required application fees as set forth in the Board-approved Permit and Review Ordinance, shall be paid to the Administrator.

4. **The following new language shall be added to § 4.4.13:**

4.4.13. Findings of Fact, Conclusions of Law. Written notice of a final decision of the Planning Commission or the Board to approve, or approve with conditions, an application pursuant to NMSA 1978, Sec. 39-3-1.1, which can be in the form of a development order, shall constitute the issuance of the permit. Staff or the Hearing Officer where one is used as indicated in Table 4-1, shall prepare findings of fact and conclusions of law pursuant to NMSA 1978, Sec. 39-3-1.1 to document final action taken on each application. Such findings and conclusions shall be approved by the decision-making body and filed with the County Clerk.

5. **The following new language shall be added to § 5.7.11:**

5.7.11. Expiration of Preliminary Plat. An approved or conditionally approved preliminary plat shall expire unless the applicant obtains a development order granting approval of the final plat within twenty-four months (24) from the date of preliminary plat approval or conditional approval. Prior to the expiration of the approved or conditionally approved preliminary plat, the applicant may submit an application for extension, for approval by the Board, for a period of time not to exceed a total of thirty-six (36) months from the original approval date. No further extension shall be granted under any circumstances and the preliminary approval shall become null and void upon expiration of the preliminary plat. No application for final plat approval shall be allowed to be submitted after the preliminary plat has expired. The expiration of the approved or conditionally approved preliminary plat shall terminate all proceedings on the subdivision, and no final plat shall be filed without first processing a new preliminary plat.

6. **The following change shall be made to Table 6-1 (Required Studies, Reports and Assessments (SRAs)):**

The acronym "FIS" appearing as an SRA Type at the head of a column shall be deleted and replaced with "FIA" which stands for "fiscal impact assessment."

7. **The following changes shall be made to § 6.2.1:**

6.2. PREPARATION AND FEES.

6.2.1. Applicant prepared. Except for DCIs, an applicant for discretionary development approval shall prepare their own SRAs as required in this Chapter. The applicant shall ~~deposit, as determined in the Fee Schedule approved by the Board, cash, a certified check, bank check or letter of credit, to cover~~ be responsible for all of the County's expenses in reviewing the SRA, including engaging consultants.

8. **The following new language shall be added to § 6.4.2.1:**

6.4.2.1. Roads. The APFA shall calculate the LOS for roads consistent with Table 12-1. The impact of the proposed development shall be measured by average daily trips and peak-hour trips based upon the Transportation Research Board’s “Highway Capacity Manual 2000”. The APFA shall describe the means by which the transportation capacity of the system will be expanded without destroying historic and traditional built environment. For purposes of the APFA, average daily traffic assumes 10 trips per day per dwelling unit or building lot.

9. **The following new language shall be added to § 7.11.11.3.2:**

7.11.11.3. Access to Subdivisions, Non-Residential Development and Multi-Family Development.

2. Major subdivisions of thirty-one (31) lots or more, those with 31 or more development units, or those non-residential developments consisting of 25,000 square feet or more, shall provide access to an existing County road, highway, state highway or federal highway and shall provide a minimum of two (2) access points to the referenced roadway. Such development shall also provide for connections to roads and highways identified on the Official Map.

10. **Table 7-12 shall be changed as follows:**

a. The word Major shall be added before “Arterial or highway” in the far left column; the reference 2- shall be added before the number “6” under the “# of driving lanes” column; the number ~~100~~ shall be stricken and replaced with 150 under the “Minimum ROW (ft)” column.

b. In the “Minor arterial” row, the numbers ~~60 to 100~~ shall stricken and replaced with 120 under the “Minimum ROW (ft)” column.

c. In the “Collector” row, the numbers ~~45 to 72~~ shall be stricken and replaced with 80 under the “Minimum ROW (ft)” column.

d. In the “Local” row, the numbers ~~34 to 48~~ shall be stricken and replaced with 50 under the “Minimum ROW (ft)” column.

e. In the “Cul-de-Sac” row, the number ~~20~~ shall be stricken and replaced with 38 under the “Minimum ROW (ft)” column.

A complete version of Table 7-12 depicting all technical changes follows:

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

	Avg. daily traffic	# of driving lanes	Lane width (ft)	Sidewalks	Bike lanes	Minimum ROW (ft)	Design Speeds (mph)	Max % Grade	Min. agg. base course	Min. bit. pavement	Max % Super-elev.
Major Arterial or highway	5000 +	2-6	12	Two 5'	Two 5 ft on-road	150	Level: 50+ Rolling: 50+ Mount.: 50+	5%	6"	6"	Refer to AASHTO
Minor arterial	2000 to 4999	2-4	12	Two 5'	Two 5 ft on-road	120	Level: 30-60 Rolling: 30-60 Mount.: 30-60	5%	6"	5"	Refer to AASHTO
Collector	601 to 1999	2	11	Two 5'	Two 5 ft on-road	80	Level: 30+ Rolling: 30+ Mount.: 30+	8%	6"	4"	5%
Sub-collector	301 to 600	2	11	Two 5'	Two 5 ft on-road	60	Level: 30+ Rolling: 30+ Mount.: 30+	8%	6"	4"	5%
Local	0 to 400	2	10	One 5'	n/a	50	Level: 20-30 Rolling: 20-30 Mount.: 20-30	7%	6"	3"	5%
Cul-de-Sac	0 to 300	2	10	n/a	n/a	38	Level: 30-50 Rolling: 20-40 Mount.: 20-30	9%	6"	3"	n/a
Alley	n/a	1	12	n/a	n/a	19	n/a	7%	6"	3"	n/a
Driveway	n/a	1	14	n/a	n/a	20	n/a	6%	n/a	n/a	n/a

11. **Table 7-13 shall be changed as follows:**

- a. In the “Major arterial” row, the reference 2- shall be added before the number “4” under the “# of driving lanes” column.
- b. In the “Minor arterial” row, the numbers ~~70 to 100~~ shall be stricken and replaced with 120 under the “Minimum ROW (ft)” column.
- c. In the “Collector” row, the reference ~~60 to~~ shall be stricken under the “Minimum Row (ft)” column.
- d. In the “Local” row, the reference ~~0 to 400~~ shall be stricken and replaced with 201-400 under the top half of the “Avg. daily traffic” column; in the same row, add the reference 0-200 under the bottom half of the “Avg. daily traffic” column.
- e. In the “Local” row, the number ~~56~~ shall be stricken and replaced with 50 under the “Minimum ROW (ft)” column.
- f. In the “Local” row, the number ~~6~~ shall be stricken and replaced by 4 under the top half of the “Min. agg. Base course” column; in the same row, add the reference n/a under the bottom half of the “Min. agg. Base course” column.
- g. In the “Cul-de-Sac” row, the number ~~20~~ shall be stricken and replaced with 38 under the “Minimum ROW (ft)” column; in the same row, the number ~~4~~ shall be stricken and replaced with 6 under the “Min. agg. Base course” column.
- h. A new column entitled Double penetration chipseal with fog coat shall be added between the “Min. agg. Base course” and “Min. bit. pavement” columns; under the same new column, the reference n/a shall be added in each corresponding box except for the word yes which shall be added under the bottom half of the box in the corresponding “Local” row.

A complete version of Table 7-13 depicting all technical changes follows:

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

	Avg. daily traffic	# of driving lanes	Lane width (ft)	Non-vehicular side paths	Bike lanes	Minimum ROW (ft)	Design Speeds (mph)	Max % Grade	Min. agg. base course	Double penetration	Min. bit. pavement	Max % Super-elev.
Major arterial or highway	5000+	2-4	12	n/a	Two 5 ft on-road	150	Level: 70 Rolling: 70 Mount.: 50-60	5%	6"	n/a	6"	8%
Minor arterial	2000 to 4999	2 - 4	12	n/a	Two 5 ft on-road	120	Level: 60-75 Rolling: 50-60 Mount.: 40-50	5%	6"	n/a	5"	8%
Collector	401-1999	2	11	n/a	n/a	80	Level: 40-60 Rolling: 20-50 Mount.: 20-40	8%	6"	n/a	4"	8%
Local	201-400	2	10	n/a	n/a	50	Level: 30-50 Rolling: 20-40 Mount.: 20-30	9%	4"	n/a	4"	8%
	0-200								n/a	yes	n/a	
Cul-de-Sac	0 to 300	2	10	n/a	n/a	38	Level: 30-50 Rolling: 20-40 Mount.: 20-30	9%	4"	n/a	n/a	n/a
Driveway	n/a	1	14	n/a	n/a	20	n/a	9%	4"	n/a	n/a	n/a

12. The following language shall be deleted from § 7.13.7.1:

7.13.7. Self-Supplied Water Systems.

7.13.7.1. Community Water Systems.

1. A self-supplied subdivision shall be required to create a community water system or connect to an existing community water system if specified in Table 7-19.

13. The following language shall be added to and deleted from § 7.13.10:

7.13.10. Self-Supplied Wastewater Systems. As is the case with water supply and distribution systems, the type of wastewater system required of any development is dependent upon the nature

of the development, the adopted Sustainable Development Area (SDA) in which the development is located, and the proximity of the development to the County's wastewater utility. See Table 7-17 and proximity of the development to any public or publicly-regulated wastewater system; See Table 7-19.

7.13.10.1. General Requirements, Community Wastewater Systems.

1. A subdivision shall be required to create a community wastewater system or connect to an existing community water system if specified in Table 7-18.

2. A community wastewater system shall meet or exceed all applicable design standards of the New Mexico Environment Department, the Construction Industries Division of the Regulation and Licensing Department and the Office of the State Engineer.

3. A community wastewater system shall be capable of treating the volume of wastewater produced by the development at full build-out and shall be designed to treat a peak rate of flow.

4. A community wastewater system shall be designed under the supervision of a New Mexico registered professional engineer. Any expansion of an existing community wastewater system to supply new development shall likewise be designed under the supervision of a New Mexico registered professional engineer.

5. Easements, including construction easements, shall be provided.

6. Management of a community wastewater system shall be accomplished by a competent, professional manager or management consultant. A qualified and certified operator shall be employed or contracted to operate the community wastewater system. The management structure of a community wastewater system shall be capable of ensuring that all required reporting is completed and submitted on a timely basis.

7. Financial guaranty shall be deposited pursuant to § 7.22 herein to secure the construction of a new or expanded community wastewater system.

8. Regardless of whether the County's wastewater system is utilized, all development shall include wastewater systems built to standards established by the County wastewater utility and may be designed and constructed so that they may be connected to the County utility when available.

9. A wastewater system shall meet all applicable requirements of the Public Utility Act, Chapter 62, NMSA 1978.

~~**7.13.10.2. Required Connection to County Wastewater Utility.** Table 7-17 provides the requirements for connection to the County wastewater utility. In all cases, it is the responsibility of the owner/developer/applicant to provide wastewater infrastructure to the point of connection with the County wastewater utility.~~

7.13.10.3. Where Alternative Wastewater System Allowed.

1. Any wastewater system provided pursuant to this Section shall meet the

requirements and standards of 20.7.3 NMAC and 20.6.2 NMAC and shall comply with regulations promulgated by the New Mexico Environment Department.

2. Where a development is not required to connect to the County's wastewater system or a public system pursuant to Tables 7-17 or 7-18, an alternative wastewater disposal system shall be used ~~when specified on Table 7-19~~ so long as the appropriate liquid waste permit is obtained from the New Mexico Environment Department and presented to the Administrator as a part of the application.

3. Any liquid wastewater treatment system that involves a surface discharge or land application of treated or untreated effluent, shall require presentation of the appropriate permit from the New Mexico Environment Department at the time of application.

14. **The following language shall be added to and deleted from § 7.13.11.2:**

7.13.11.2. Outdoor Conservation.

* * *

7. ~~Car and truck~~ Vehicle washing is only allowed with the use of a shut-off hose nozzle.

* * *

10. Swimming Pools of a permanent or temporary nature shall be prohibited on all newly created lots.

15. **The following edits shall be made and new language shall be added to §7.16.3.1:**

7.16.3.1. Development that proposes to remove, demolish or adversely affect a property listed on the new Mexico Register of Cultural Properties and/or the National ~~register~~ Register of historic Places is not permitted unless the applicant first obtains a beneficial use and value determination pursuant to subsection 14.9.8 of the SLDC, and provides a copy of an excavation permit issued pursuant to 4.10.14 New Mexico Administrative Code by the State Cultural Properties Review Committee with approvals from the State Archaeologist and the State Historic Preservation Officer.

16. **The following new language shall be added to §7.16.3.2:**

7.16.3.2. Development that affects in any way a Registered Cultural Property (including any removal or demolishing pursuant to the previous paragraph) is not permitted unless the applicant first submits a report concerning the proposed development for review of the Historic Preservation Office, Historic Preservation Officer. The report shall describe in detail the proposed changes to the Registered Cultural Property. Such a report shall be prepared by a professional qualified under § 7.16.8 of this subsection. The report shall include a complete treatment plan for protection and preservation of the Registered Cultural Property, and shall contain at least as much information as is listed in Section 4.10.16.14 New Mexico Administrative Code ("Preliminary Reports"). The treatment plan shall be reviewed by the New Mexico State Historic Preservation Office, Historic Preservation Officer and conditions on the development proposed by the State Historic Preservation Officer may, as appropriate, be incorporated into the development permit.

17. **Four new sections with the following language shall be added as §7.16.4.1, §7.16.4.2, §7.16.4.3, and §7.16.4.4.:**

7.16.4.1. On March 19, 2004, Congress enacted Public Law 108-208 as the Galisteo Basin Archaeological Sites Protection Act (“the Act”), Section 2 of which stated that its purpose was “to provide for the preservation, protection, and interpretation of the nationally significant archeological resources in the Galisteo Basin in New Mexico.” The Act found the Galisteo Basin to be “the location of many well preserved prehistoric and historic archeological resources of Native American and Spanish colonial cultures.” Further, that “these resources included the largest ruins of Pueblo Indian settlement in the United States, spectacular examples of Native American rock art, and ruins of Spanish colonial settlements...[all of which] are being threatened by natural causes, urban development, vandalism, and uncontrolled excavations.”

7.16.4.2. The Act designated some 24 specific sites, comprising 4,591 total acres, as constituting the Galisteo Basin Archaeological Protection Sites. Those sites consist of: Arroyo Hondo Pueblo, Burn Corn Pueblo, Chamisa Locita Pueblo, Comanche Gap Petroglyphs, Espinosa Ridge Site, La Cienega Pueblo & Petroglyphs, La Cienega Pithouse Village, La Cieneguilla Petroglyphs/Camino Real Site, La Cieneguilla Pueblo, Lamy Pueblo, Lamy Junction Site, Las Huertas, Pa’ako Pueblo, Petroglyph Hill, Pueblo Blanco, Pueblo Colorado, Pueblo Galisteo/Las Madres, Pueblo Largo, Pueblo She, Rote Chert Quarry, San Cristobal Pueblo, San Lazaro Pueblo, San Marcos Pueblo, and Upper Arroyo Hondo Pueblo. Section 3 of the Act permits any private property owner included within the boundary of the designated site upon written request to the Secretary of the Interior, to have their property immediately removed from within that boundary. Section 4 of the Act prohibits additions to or deletions from the listed sites except by an act of Congress.

7.16.4.3. Section 2 of the Act protects the archeological protection sites by restricting activity on any Federal lands within the sites including but not limited to disposal of lands, mining activity and mineral/geothermal leasing. The Act authorizes the Secretary of the Interior to enter into cooperative agreements with owners of non-Federal lands as to an archeological protection site located on their property. Such an agreement would enable the Secretary to assist with the protection, preservation, maintenance, and administration of the archeological resources and associated lands. Section 5 of the Act prohibits the Secretary from administering archeological protection sites which are on non-Federal lands unless the landowner consents in a cooperative agreement.

7.16.4.4. The Act specifically prohibits the regulation of privately owned lands located within archeological protection sites and permits the Department of Interior to only acquire lands or interests within the protected sites with the consent of the owner. Similarly, Section 18-6-10 of the Cultural Properties Act deems it “an act of trespass and a misdemeanor for any person to remove, injure or destroy registered cultural properties situated on private lands or controlled by a private owner without the owner’s prior permission.” Also, under the state law, if a cultural property is on private land and the State Cultural Properties Review Committee determines that cultural property to be worthy of preservation and inclusion on the official register of cultural property, “the Committee may recommend the procedure best calculated to ensure preservation.” The procedures include providing technical assistance to the owner to preserve the cultural property, acquiring the property outright or acquiring an easement, advising the County to consider zoning the property as an historic area/district under the Historic District Act, advising the County of the tools available to obtain control of the cultural property under

the Historic District Act, and acquiring the property for the State by use of eminent domain.

18. **The following changes shall be made to §7.16.5.10.**

7.16.5.10. For those resources determined to be significant under the previous paragraph and for which a treatment plan is recommended, a sample of surface artifacts shall be collected and documented, and if there is any reason to believe that subsurface resources exist, excavations shall be conducted according to the most current standards of the Historic Preservation Officer set forth in Section 4.10.16.12 NMAC (~~“standards for~~ “Excavation Standards” and Test Excavation”).:-

19. **The following changes shall be made to §7.16.5.12.**

7.16.5.12. The total cost of treatment shall not exceed ten percent (10%) of the total cost of development of the applied-for development, including all future phases. If future phases are not planned sufficiently to determine ~~development~~ total development costs, then development of future phases consistent with the applied-for development shall be assumed. ~~To the extent that~~ Where the cost of treatment exceeds ten percent of development costs, treatment shall be completed up to the ten percent limit. ~~extent that funds do not exceed ten percent of the costs of development.~~ If treatment is incomplete, the applicant shall contact the State Historic Preservation Officer and the County’s Open Space and Trails Division for additional funds to complete the treatment. Only if such requests are denied may the treatment plan be terminated and a development permit issued.

20. **A new section with the following language shall be added as §7.16.12:**

7.16.12. Excavating an Archaeological Site on Private Land. Pursuant to Section 18-6-10 of the Cultural Properties Act, no person shall excavate an archaeological site located on private land in the State unless the person obtains a permit issued by the State Cultural Properties Review Committee with approvals from the State Archaeologist and the State Historic Preservation Officer. This requirement shall not apply to the private landowner unless the landowner transfers the property with the intent to excavate an archaeological site.

21. **The following new language shall be added at the end of the sentence at § 7.17.5.2.1:**

7.17.5.2. All Other Development. Subdivision, multi family, non-residential and single family residential development shall comply with the following standards:

1. Drainage structures shall be designed and sized to detain or safely retain storm water on site.
2. Storm drainage facilities shall have the sufficient carrying capacity to accept peak discharge runoff from the development;
3. The peak discharge of storm water resulting from the development shall not exceed the peak discharge calculated prior to the development and differences between pre- and post-development discharge shall be detained or retained on site. Calculation of the design peak discharge of storm water shall be based on a

one hundred (100) year frequency, twenty-four (24) hour duration rainstorm;

4. No development shall disturb any existing watercourse or other natural drainage system, in a manner which causes a change in watercourse capacity or time to peak, time of concentration or lag time or other natural drainage system or increase of the pre-development stormwater discharge.

5. All natural drainage ways and arroyos which traverse or affect one or more lots or development sites shall be identified on the plan and/or plat.

6. Erosion setbacks shall be provided for structures adjacent to natural arroyos, channels, or streams such that: (a) a minimum setback of 25' shall be provided from all arroyos with flow rates of 100 cubic feet per second (100 cfs); or (b) a minimum setback of 75' shall be provided from all FEMA designated 100 year Floodplains. Setbacks from FEMA designated Floodplains may be reduced if bank stabilization or stream bed and bank stability is designed or provided by a professional engineer. In no case shall the setback be reduced to less than 25'.

7. For single-family residences, where a proposed development site is located outside of a regulated one hundred (100) year flood plain and on slopes less than ten percent (10%) and the proposed development site, including patios, garages, accessory structures, driveways and other development that decreases the permeability of infiltration of pre-development surfaces is no more than six thousand (6,000) square feet and total impermeable surfaces (roofs, paved areas, patios, etc.) do not exceed twenty-five hundred (2,500) square feet, a retention/detention pond(s) or checkdams(s) with a minimum volume of six hundred (600) cubic feet shall be installed at a location to be approved by the Code Administrator. Such ponds shall be integrated with the landscaping or revegetation on the lot.

22. **The following changes shall be made to the Table 7-19 heading:**

Table 7-19: Community Water and Wastewater System Requirement for Developments Subdivisions in SDA-2 and SDA-3.

23. **The following change shall be made to § 8.5:**

Zoning Map: the SLDC map that geographically depicts zoning district boundaries and classifications within the County. Also see ~~§ 8.5~~ § 8.4 ("Zoning Map").

24. **The following changes shall be made to § 8.8.5:**

8.8.5. Side and Rear Setbacks. For buildings in the PI district that are over 12 feet in height, side and rear setbacks adjacent to any A/R, RUR, RUR-F, RUR-R, RES-F, RES-E, R-C, or TC districts, and any predominantly single-family detached or attached dwelling districts or sub-districts in areas subject to community district zoning, as well as any existing or approved development consisting of predominantly single-family detached dwellings or 1- or 2-story duplex or single-family detached dwellings in MU or PDD districts, are ~~outlined~~ outlined in Table 8-16 ~~below~~ above.

25. **The following new subsection shall be added as § 8.10.9.1:**

8.10.9.1. Existing Neighborhood Zones. Existing Neighborhood Zones established in the Santa Fe Community College District shall have a minimum lot size of 2.5 acres per dwelling unit.

26. The following new subsection shall be added as § 8.10.11:

8.10.11. Existing Master Plans Identified as PDDs. In order to recognize existing approvals, PDDs identified on the initial zoning map may be built out in accordance with their approved master plans which were approved prior to the effective date of this SLDC.

27. Table 8-13 shall be changed as follows:

a. In the “Density” row, add “(# acres per dwelling Unit)” after the word “Density”; in the same row strike n/a and replace with 2.5**.

b. Under the first footnote marked by a single asterisk, add the following new footnote, ** density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-13 depicting all technical changes follows:

Table 8-13: Dimensional Standards – CG (Commercial General).

CG Zoning District	CG
Density (# acres per dwelling Unit)	2.5**
Multifamily Density*	Up to 20
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	80

*Multi-Family Residential shall comply with supplemental use standards in Chapter 10.

** density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

28. Table 8-14 shall be changed as follows:

a. In the “Density” row, add (# acres per dwelling Unit) after the word “Density”; in the same row strike n/a and replace with 2.5***.

b. Under the second footnote marked by a double asterisk, add the following new footnote, *** density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-14 depicting all technical changes follows:

Table 8-14: Dimensional Standards – CN (Commercial Neighborhood).

CN Zoning District	CN
Density (# acres per dwelling Unit)	2.5***
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	24
Lot coverage (maximum, percent)	80
Maximum building size (aggregate)	50,000*
Maximum size of individual establishments (sq.ft.)	15,000**

*Building size may be increased up to 100,000 square feet with the issuance of a conditional use permit.

**Establishment size may be increased up to 30,000 square feet with the issuance of a conditional use permit.

*** density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

29. **Table 8-15 shall be changed as follows:**

a. In the “Density” row, strike ~~maximum, dwelling units/acre~~ and replace with # acres per dwelling Unit”; in the same row replace “n/a” with “2.5*.”

b. Below Table 8-15, add a footnote with the following language, *density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-15 depicting all technical changes follows:

Table 8-15: Dimensional Standards – I (Industrial).

Zoning District	I
Density (# acres per dwelling Unit)	2.5*
Frontage (minimum, feet)	50
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	50
Lot coverage (maximum, percent)	70%

*density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

30. **Table 8-16 shall be changed as follows:**

a. In the “Density” row, add # acres per dwelling Unit after the word “Density”; in the same row strike ~~n/a~~ and replace with 2.5*.

b. Below Table 8-16, add a footnote with the following language, *density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

A complete version of Table 8-16 depicting all technical changes follows:

Table 8-16 Dimensional Standards – PI (Public/Institutional)

PI Zoning District	CN
Density (# acres per dwelling Unit)	2.5*
Frontage (minimum, feet)	40
Lot width (minimum, feet)	n/a
Lot width (maximum, feet)	n/a
Height (maximum, feet)	48
Lot coverage (maximum, percent)	80

*density shall be 1 acre if the surrounding zoning district is RC, or reduced to 0.75 acres if the surrounding zoning district is TC.

31. **The following deletions and additions shall be made to § 10.15:**

~~10.15. COMMUNITY SERVICE FACILITIES.~~

~~10.15.1. General Requirements. Community service facilities are facilities which provide service to a local community organization. These may include governmental services such as police and fire stations, elementary and secondary day care centers, schools and community centers, and churches.~~

~~10.15.2. Standards. Community service facilities are allowed anywhere in the County, provided all requirements of the Code are met, if it is determined that:~~

~~10.15.2.1. The proposed facilities are necessary in order that community services may be provided for in the County;~~

~~10.15.2.2. The use is compatible with existing development in the area and is compatible with development permitted under the Code; and~~

~~10.15.2.3. A master plan and preliminary and final development plan for the proposed development are approved.~~

10.15. TRADE CONTRACTOR.

10.15.1. Applicability. This section shall apply to all trade contractor businesses.

10.15.2. Standards. Trade contractor businesses located within a Residential Base Zoning District shall meet design standards within this SLDC in addition to the following standards:

10.15.2.1. No more than five (5) large commercial vehicles shall be permitted in a trade contractor business;

10.15.2.2. Outside storage shall not exceed 1500 square feet, including vehicle storage, and shall be screened by a six-foot high solid wall or fence. All other storage shall be within a building.

32. **The following new language shall be added to § 10.15.2.3:**

10.15.2.3. A ~~master plan and preliminary and final~~ site development plan for the proposed development ~~are~~ is approved.

33. **The following new section shall be added directly after § 10.22:**

10.23. AUTOMOTIVE PAINT AND BODY BUSINESS.

10.23.1. Applicability. This section shall apply to all automotive paint and body businesses.

10.23.2. Standards. Automotive paint and body businesses shall meet design standards within this SLDC in addition to the following standards:

10.23.2.1. All automotive paint and body work shall be conducted within an insulated building with appropriate air filters to minimize both noise and odors;

10.23.2.2. Stored vehicles shall be located behind a six-foot high solid wall or fence;

10.23.2.3. Structures related to a paint and body business shall be set back a minimum of 75 feet from residential property boundaries.

34. **The following changes shall be made to § 13.7.1:**

13.7. ALTERNATIVE MEANS OF COMPLIANCE.

13.7.1. A Project may alternatively meet all or a portion of its obligation to provide Affordable Housing by:

13.7.1.1. providing Affordable Units outside the Project but within central and northern Santa Fe County, as shown on Map 14-1;

13.7.1.2. ~~making a cash payment that is equal to or greater value than would have been required if the Project had been constructed or created Affordable Units as provided in this Chapter,~~ calculated by applying the methodology set forth in the Affordable Housing Regulations;

13.7.1.3. dedicating property suitable for construction of Affordable Units outside the Project but within central and northern Santa Fe County, as shown on Map 14-1, whose value is equal to or greater than ~~that which would have been required if the Project had been constructed or created Affordable Units as provided in this Chapter,~~ the required minimum value calculated by applying the methodology set forth in the Affordable Housing Regulations; or

13.7.1.4. otherwise providing Affordable Units in a manner that is consistent with the goals and objectives of this Chapter including providing rental homes affordable units in lieu of ~~homes affordable units~~ for purchase, so long as ~~the initial market value rental payments do not exceed that which an affordable buyer would have to pay to purchase a~~

~~home in the maximum target monthly rents of the affordable units are at or below what is the income ranges specified in the Affordable Housing Regulations.~~

35. **The following changes shall be made to § 13.7.5.4:**

13.7.5.4. a cash payment or property provides a greater overall public benefit than if the Affordable Units were constructed within the ~~Project or~~ Project or Minor Project that would have otherwise provided for mixed-income development; and

36. **The following changes shall be made to § 13.9:**

13.9. LONG-TERM AFFORDABILITY.

~~13.9.1. Each Affordable Housing Agreement shall include a form of lien, mortgage or other instrument (herein after referred to as "the Affordability Mortgage or Lien") that shall be executed and recorded along with the deed conveying the Affordable Unit to the first buyer, and that instrument shall create a mortgage or lien in favor of the County in the amount of the difference between the Maximum Target Housing Price and ninety-five percent of the unrestricted fair market value of the Affordable Unit at the time of initial sale, as determined by an appraisal approved by the County, which specifies that the value of the mortgage or lien is calculated at any given point by multiplying the number of full years that have elapsed from the date of first sale of the Affordable Unit by 0.10 and then multiplying that result by the difference between the Maximum Target Housing Price and ninety five percent of the unrestricted fair market value of the Affordable Unit at the time of initial sale. The liens, mortgages or other instruments shall include a formula for reduction of the principal amount as set forth in the Affordable Housing Regulations. The liens, mortgages or other instruments shall be dilly duly executed and recorded in the Office of the County Clerk.~~

* * *

~~13.9.3. The lien, mortgage or other instrument shall also provide that, when the Affordable Unit is sold or refinanced, the County shall share in the appreciation in the same percentage as the proportion of the county's initial lien to the initial market value of the home.~~

~~13.9.4. 13.9.3.~~ The form of the instrument described above, and the methodology for determining the initial market value of the Affordable Unit shall be specified in the Affordable Housing Regulations.

37. **The following changes shall be made to the title at § 14.9.9.7:**

14.9.9.7. Changes in-Nonconforming Uses.

38. **The following new definition of "Community Service Facility" shall be added to Appendix A.**

Community Service Facility: is a facility which provides service to a local community organization. Such facilities may include governmental services such as police and fire stations; elementary and secondary day care centers; schools and community centers; and churches and other places of worship.

39. The following changes shall be made to the definition of “Community Water System” found in Appendix A.

Community Water System: a water supply system or community well that is under central or common ownership and/or management that serves ~~five (5)~~ fifteen (15) or more service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents dwelling units or commercial units, including a Water and Sanitation District, that uses permitted water rights rather than domestic wells licensed by the State Engineer under § 72-12-1.1 NMSA 1978.

40. The following new definition of “Retreat” shall be added to Appendix A.

Retreat: A property or facility used for professional, educational, health-related or religious meetings, conferences, or seminars and which may provide meals, overnight accommodations, and/or recreation for participants.

41. The following changes shall be made to Appendix B, Use Table (attached), where new language is underlined and deleted language is stricken through:

On Page Appendix B: 1

a. Rows for “Single family detached units,” “Single family attached units,” “Duplex” and “Retirement” under the “Commercial General” column, shall change from an ~~X~~ which indicates “Prohibited” and shall be stricken to P indicating “Permitted.”

b. A new row shall be added for Retreats.

c. Retreats shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe Commercial Neighborhood,” “Mixed Use, Commercial General,” “Public Institutional” and Planned Development.” Retreats shall include a C indicating “Conditional” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community” and “Traditional Community.” Retreats shall include an X indicating “Prohibited” in the column “Industrial.”

d. Change row entitled “Parts, accessories, or tires” to add Automotive such that the row shall read “Automotive parts, accessories, or tires.”

On Page Appendix B: 2

a. Strike row entitled ~~Camps, camping, and related establishments.~~

b. Change row for “Special Trade Contractor” by removing the word ~~Special~~ and replacing it with plumbing, electrical, roofing, painting, landscaping such that the row shall read Trade contractor, plumbing, electrical, roofing, painting, landscaping. This row shall include a C indicating “Conditional” for “Traditional Community.” This row shall include a P indicating “Permitted” for the columns “Commercial Neighborhood,” “Mixed Use” and “Commercial General.”

c. Add new row entitled Automotive paint and body. Include an X indicating “Prohibited Use” in the following columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community,” “Public Institutional,” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the columns “Commercial Neighborhood” and “Mixed Use.” This row shall include a P indicating

“Permitted Use” in the columns “Commercial General” and “Industrial.” Add Section 10 to the “Special Conditions” column.

d. Change the columns entitled “Agriculture/Ranching,” “Rural, Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional,” and “Planned Development” to DCI and strike all Es, Xs and Ps in the row entitled “Automotive, wrecking and graveyards, salvage yards, and junkyards.”

e. Change row entitled “Demolition business” to add building and structures such that the row shall read Demolition, building and structure business. The columns entitled “Commercial General” and “Planned Development” shall be changed to a C indicating “Conditional Use.”

f. Strike the ~~Recycling business~~ row.

On Page Appendix B: 3

a. Add mini-storage units to “Mini-warehouse” row such that row shall read “Mini-warehouse, mini-storage units.” Columns shall change to a C indicating a “Conditional Use” in the following columns “Commercial Neighborhood” and “Mixed Use.” Column shall change to a P indicating a “Permitted Use” for the following column “Commercial Neighborhood.”

b. Add a new row “Movie Ranch.” Include a P which indicates a “Permitted Use” in the following columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional,” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the following columns “Residential Estate,” “Residential Community,” and “Traditional Community.”

On Page Appendix B: 4

a. Rows for “Camps,” “camping,” and “related establishments” shall change to C indicating a “Conditional Use” in the following columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” and “Traditional Community.” Change to a P indicating a “Permitted Use” in and “Planned Development.”

b. Add a new row Community Center. Include a P indicating a “Permitted Use” in the following columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Public Institutional” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the following columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” and “Traditional Community.” This row shall include an X indicating a “Prohibited Use” in the column entitled “Industrial.”

c. Change the row for “Funeral Homes” to include a P indicating “Permitted” in the “Industrial” column.

On Page Appendix B: 5

a. The row for “Towing and other road service facilities, excluding automobile salvage, wrecking, or permanent vehicle storage” shall change to a P indicating “Permitted” in the column “Commercial General.” This row shall change to an X which is a “Prohibited Use” in the column

“Traditional Community.” This row shall change to a C indicating a “Conditional Use” in the columns “Commercial Neighborhood” and “Planned Development.”

On Page Appendix B: 6

a. The row for “Composting facility” shall change to a P indicating a “Permitted Use” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional.” This row shall change to a C indicating a “Conditional Use” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” and “Residential Community.”

b. A new row shall be added entitled Recycling transfer station. This row shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community.”

c. A new row shall be added entitled Solid waste collection transfer station (Governmental). This row shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.” This row shall include a C indicating a “Conditional Use” in the columns “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community” and “Traditional Community.”

d. The word (Private) shall be added to the row “Solid waste collection transfer station” such that the row shall read Solid waste collection transfer station (Private).

e. The row ~~Communication tower~~ shall be stricken.

f. A new row shall be added entitled Wireless Communication Facilities, co-location, surface mounted, new tower up to 49 feet. This row shall include a P indicating “Permitted” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.”

g. A new row shall be added entitled Wireless Communication Facilities, new tower 50-74 feet. This row shall include a C indicating a “Conditional Use” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community” and “Planned Development.” This row shall include a P indicating “Permitted” in the columns “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial, Public Institutional.”

h. A new row shall be added entitled Wireless Communication Facilities, new tower 75-99 feet. This row shall include a C indicating a “Conditional Use” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe,” “Rural Residential,” “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community,” “Commercial Neighborhood,” “Mixed Use,” “Commercial General,” “Industrial,” “Public Institutional” and “Planned Development.”

i. A new row shall be added entitled Wireless Communication Facilities, new tower 100 plus feet. This row shall include a C indicating a “Conditional Use” in the columns “Agriculture/Ranching,” “Rural,” “Rural Fringe” and “Rural Residential.” This row shall change to an X indicating a “Prohibited Use” in the columns “Residential Fringe,” “Residential Estate,” “Residential Community,” “Traditional Community” and “Planned Development.”

j. The row entitled “Telecommunications and Broadcasting station” shall be changed to strike the words ~~Telecommunications and~~ such that the row shall then read “Broadcasting station.”

THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY

By: _____
Daniel W. Mayfield, Chair

ATTESTED:

Geraldine Salazar, County Clerk

APPROVED AS TO FORM:

Gregory S. Shaffer, County Attorney

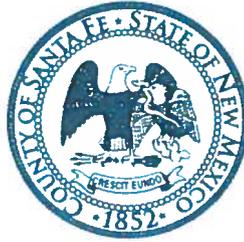
DRAFT 5-23-14

Item VII. Presentation of Proposed Ordinance Adopting 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.

Daniel "Danny" Mayfield
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: May 23, 2014

TO: Board of County Commissioners

FROM: Penny Ellis-Green, Growth Management Director

VIA: Katherine Miller, County Manager

RE: PRESENTATION OF PROPOSED ORDINANCE ADOPTING THE ZONING MAP
OF ALL LAND IN THE UNINCORPORATED AREA OF SANTA FE COUNTY
TO WHICH THE SUSTAINABLE LAND DEVELOPMENT CODE APPLIES.

Staff will present the proposed Ordinance adopting the Zoning map

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

ORDINANCE NO. 2014- _____

**AN ORDINANCE ADOPTING 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**

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

That this Ordinance hereby enacts the Official Zoning Map of the Sustainable Land Development Code that was enacted by this Board of County Commissioners as Ordinance 2013-6 and hereby incorporates by reference this Official Zoning Map within that Ordinance, including any amendments to that Ordinance. This ordinance shall become effective 30 days after recordation.

A true and accurate copy of that Official Zoning Map is attached.

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

By _____
DANIEL W. MAYFIELD, Chairperson

ATTEST:

GERALDINE SALAZAR, County Clerk

APPROVED AS TO FORM:

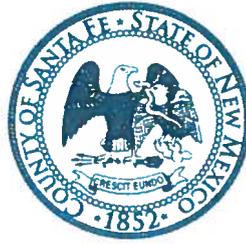
GREGORY S. SHAFFER, County Attorney

Item VIII. Request to Publish Title and General Summary of an Ordinance Adopting 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 (Action Item).

Daniel "Danny" Mayfield
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: May 23, 2014

TO: Board of County Commissioners

FROM: Penny Ellis-Green, Growth Management Director *PEG*

VIA: Katherine Miller, County Manager

RE: Request for Authorization to Publish Title and General Summary of An Ordinance Adopting 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.

BACKGROUND:

On December 10, 2013 the Board of County Commissioners adopted the Sustainable Land Development Code (SLDC).

The SLDC goes into effect when the Zoning map is approved and takes effect.

Legal noticing for the zoning map was done in April, 2014, letters were mailed to every property owner in the County.

Approving Title and General Summary of this Ordinance will allow this Ordinance to move through the scheduled hearing process and will allow staff to meet the requirements for publishing this Ordinance. Staff will publish title for the June 25, 2014 Special BCC Meeting.

RECOMMENDATION:

Staff recommends the Santa Fe Board of County Commissioners approve the request to publish title and general summary of An Ordinance adopting 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.

EXHIBITS:

1. Proposed Ordinance

102 Grant Avenue · P.O. Box 276 · Santa Fe, New Mexico 87504-0276 · 505-986-6200 · FAX:
505-995-2740 www.santafecounty.org

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

ORDINANCE NO. 2014- _____

**AN ORDINANCE ADOPTING 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**

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

That this Ordinance hereby enacts the Official Zoning Map of the Sustainable Land Development Code that was enacted by this Board of County Commissioners as Ordinance 2013-6 and hereby incorporates by reference this Official Zoning Map within that Ordinance, including any amendments to that Ordinance. This ordinance shall become effective 30 days after recordation.

A true and accurate copy of that Official Zoning Map is attached.

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

By _____
DANIEL W. MAYFIELD, Chairperson

ATTEST:

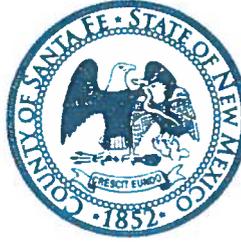
GERALDINE SALAZAR, County Clerk

APPROVED AS TO FORM:

GREGORY S. SHAFFER, County Attorney

**Item IX. 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
(First Public Hearing).**

Daniel "Danny" Mayfield
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: May 23, 2014

TO: Board of County Commissioners

FROM: Robert Griego, Planning Manager

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

RE: 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.

Background:

The Santa Fe County Sustainable Growth Management Plan (SGMP) established a Future Land Use Map which was part of the County's Growth Management Strategy. SGMP Policy 5.5 identified the need for comprehensive zoning in the County including base zoning districts, community planning districts, planned development districts mixed use districts and overlay zoning districts. The Sustainable Land Development Code (SLDC), Public Review Process identified the process for the establishment of the zoning districts and the Preliminary Zoning Map Draft was released in October 2013. The Board adopted the SLDC in December 2013 but the SLDC will not be in effect until 30 days after the zoning map is adopted.

The Zoning Map Adoption Draft framework was based on the Future Land Use Map of the SGMP, review of existing Community Districts, existing conditions, hydrologic zones, existing Master Plan and Development Plans, and existing pre-code uses. Staff has provided a background report on the Zoning Map adoption process which includes the SLDC zoning map criteria and zoning district purpose statements. In addition, staff met with representatives from all but one of the communities identified in Chapter 9 of the SLDC to review the zoning map and get input prior to the Zoning Map Adoption Draft release.

Zoning Map Adoption Draft Public Review and Comment Process:

Santa Fe County released the Zoning Map Adoption Draft and Public Review and Comment Schedule via the County website on March 27, 2014. The public review and comment period was established from April 14th through May 2nd and was advertised via the local newspapers including the Santa Fe New Mexican, the Albuquerque Journal North, the Rio Grande Sun, the Edgewood Independent and Mountain View Telegraph. Most significantly, letters were sent out to property owners in the County via first class mail to over 35,000 property owners using the mailing

addresses from the County Assessor's Department and other available data sources to inform the public of the Zoning Map Adoption process and Public Hearing process.

Staff has provided a Public Review and Comment Report which outlines the process and provides a summary of the key issues identified including concerns. Based on the review of the public comments and key issues, staff has provided the following recommendation.

Zoning Map Adoption Draft Options and Recommendations:

1. Public Institutional (PI)

- a. County properties including fire stations, community centers, Senior Centers, Transfer Stations, Parks and Open Space should be assigned to the Public Institutional Zoning District.
- b. Open Space properties should be further assigned the Environmental and Resource Protection Overlay (O-ERP) in accordance with Sections 8.11.3 and 11.2 of the SLDC.
- c. Property that has been assigned the PI zoning district and are privately owned and vacant should be changed from PI to an appropriate zoning district.

2. Community Districts (O-CD)

There are concerns regarding the assignment of zoning districts for Community Districts, which have been previously approved and which are identified in Chapter 9 “Community Districts” of the SLDC. In all 3 options, Communities would need to work with County staff in accordance with the SGMP and SLDC to revise the Community Plans and develop an Overlay Community District (O-CD) within a 3 year period.

Options for Community Districts:

- a. **No change to Zoning Map Adoption Draft.** Assignment of base zoning districts as depicted on the Zoning Map Adoption Draft was based on a “closest match” to the approved Community District, as well as the zoning map criteria which included existing predominate lot sizes, existing Master Plan and Final Development Plan approvals and existing pre-code uses. In accordance with Chapter 9 of the SLDC, each community would complete a specific Overlay Community District for their community.
 - i. **Pro** - The Zoning Map Adoption Draft has been reviewed throughout the public comment and review process and conforms to the SLDC.
 - ii. **Con** - Section 9.3 of the SLDC indicates that the existing community Districts will remain in effect. The assignment of zoning districts in accordance with Chapter 8 may result in inconsistent application of which provision of the Community Ordinance or SLDC applies.
- b. **Create an Overlay District for Community Planning Districts.** Assign an Overlay District for Community Districts on the Zoning Map in accordance with Section 9.2 of the SLDC. The Base Zoning would remain but the overlay would reference the existing Community Planning District. Implementation of Overlay Districts would be completed when the specific Overlay Community District is created for each community in accordance with the SLDC.

- i. **Pro**-this would honor the Community Plan Districts that were previously approved and would maintain the base zoning districts as identified in the Zoning Map Adoption Draft.
 - ii. **Con**-the interim process for development applications may be difficult as there are conflicts with the SLDC and the Community Planning District Ordinances and there will be difficulties determining which provision of the Community Ordinance or SLDC would apply for applications.
 - c. **Remove Community Districts from the Zoning Map until such time as the community develops an Overlay Community District (O-CD) in accordance with the SLDC.** Communities would need to work with County staff in accordance with the SGMP and SLDC to revise the Community Plans and develop an Overlay Community District (O-CD) within a 3 year period.
 - i. **Pro** - approved Community Districts would remain in effect as-is, which is supported by the SGMP and SLDC.
 - ii. **Con** - there are significant conflicts with procedures and regulations between the SLDC and approved Community Districts. There would need to be new code language developed to address interim policies for development within the Community Districts that address conflicts between the SLDC and the Community Districts until such time as the Overlay Community District is established.
- 3. Planned Development Districts (PDD)
 - a. PDD's should reflect the entire property of the approved master plan.
 - b. Properties with approved master plan, preliminary development plan or final development plan that are still in effect should be assigned the PDD designation and continue to be regulated by the master plan.
 - c. The zoning map should provide a reference to the case number for each PDD.
- 4. Corrections to Zoning Map
 - a. Staff to continue to review the Zoning Map to ensure consistent application of criteria, policy framework and SLDC requirements and provide recommended changes

Recommendations

Staff recommends that the Santa Fe Board of County Commissioners review the public comments and recommendations as part of the Public Hearing process for the Zoning Map Adoption Draft Public Hearing process. Staff recommended changes are attached in Exhibit 3.

EXHIBITS:

- 1. Zoning Map Background and Criteria
- 2. Public Comment Report
 - a. Public Comment Database
 - b. Public Comment Letters
 - c. Public Comment Emails
- 3. Recommended Zoning Map Adoption Draft Changes

Santa Fe County Zoning Map Background Report

Zoning Map Criteria:

General-Assign base zoning districts that incorporate the following:

1. Review of existing community or district Plans/Ordinances (Chapter 9 SLDC)
2. Existing conditions as it relates to uses and densities
3. Pre-code uses (Chapter 1, Section 1.4.2.11 and Chapter 14 SLDC)
4. Existing Master Plans and Development Plans (Chapter 1 Section 1.11.4)
5. Previous Hydrologic areas
6. SGMP Future Land Use Map
7. The SLDC base zoning districts (Chapter 8 SLDC)

Residential Base Zoning Districts

- In addition to the foregoing, a review of the Purpose and Intent of the Zoning District Boundaries and Purpose Statements for each zoning district.
- Property where a home occupation exists will be assigned the relevant residential base zoning district

Community Districts:

- In addition to “General,” above, assign base zoning districts based on closest match to existing community planning districts plans/Ordinances

Non-residential

- In addition to “General,” above, previously approved master plans with CG type use will be designated CG. Previously approved master plans with CN type use will be designated CN. If it is master planned for a small scale use that is allowed in the underlying residential base zoning district, the property may be assigned the underlying residential base zoning district.
- Non-conforming uses with no residential use with CG type use will be designated CG. Non-conforming uses with no residential use with CN type use will be designated CN.
- A site visit was conducted by County Staff to identify a non-residential use.
- Non-residential uses that are allowed within a residential base zoning district will be assigned the underlying residential base zoning district.

Industrial

- In addition to “General,” above, previously-approved Industrial uses that cannot be accommodated in CN or CG will be assigned I. Due consideration will be given to available infrastructure to support industrial development, but it will not be a prohibiting factor to assigning I.

Public/Institutional

- In addition to “General,” above, government-owned facilities such as landfills, correctional facilities, fire stations, community centers, senior centers etc. shall be assigned PI
- Publicly or privately owned existing institutional uses such as a large scale conference center
- Community Service facility approvals will not be assigned P/I unless other factors require that zoning assignment.



Mixed Use

- In addition to “General,” above, previously-approved master plans with Mixed Use appropriate approvals will be designated MU
- Non-conforming uses that are consistent with the uses permitted in the mixed use district shall be designated MU

Planned Development District

- In addition to “General,” above, previously-approved master planned development that does not closely fit into another zoning district will be designated PDD and referred back to the master plan under which it was developed. The PDD will follow the boundaries of the approved master plan.

Boundaries of all zoning districts:

In general, the boundaries of zoning districts shall follow property boundaries unless a large tract exists where such a designation would not be in keeping with the uses and densities specified in the SLDC, in which case other factors, like the below, may be considered:

- Hydrologic zoning boundaries
- Railroad or roads bisecting property
- Section/1/4 section boundaries
- Arroyos and rivers, other delimiting land features

Section 1.15.6.2 SLDC Criteria.

1. Public Policy. The Board has determined through the SGMP that vast acreages of contiguous single-use zoning produces uniform sprawl with adverse consequences, such as traffic congestion, air pollution, increased energy usage, fiscal impact, inadequate provision of public facilities and services, loss of environmentally sensitive land and ground water pollution. Accordingly, SLDC text or map amendments shall be granted primarily to promote compact development, economic, commercial and residential mixed uses, traditional neighborhood and transit oriented development, sustainable design and higher densities.

2. Adverse Impacts on Neighboring Lands. The Board shall consider the nature and degree of any adverse impacts upon neighboring lands. Tracts, parcels or lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive.

3. Suitability as Presently Zoned. The Board shall consider the suitability or unsuitability of the tract, parcel or lot for its use as presently zoned. This factor shall however, be weighed in relation to proof of a clerical mistake in the text or map dimensions and uses of the zoning district, substantially changed conditions in the area surrounding the property, or to effectuate the important findings of § 1.15.7.2, and is supported by the goals, policies, and strategies of the SLDC, the SGMP, Area, District or Community Plan.

SLDC Zoning District Purpose Statements

8.6.1. Agriculture/Ranching (A/R).

8.6.1.1. Purpose. The purpose of the Agriculture/Ranching (A/R) district is to designate areas suitable for agricultural, ranching and residential uses, and to prevent encroachment of incompatible uses and the premature conversion of agricultural and ranch lands to nonagricultural uses. Uses in the A/R district are limited to agricultural, ranch, residential and other compatible uses. This designation reflects areas whose present use is agricultural, such as grazing or dry land farming. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching 192 activities, conserve open space or protect scenic features and environmentally sensitive areas.

8.6.2. Rural (RUR).

8.6.2.1. Purpose. The purpose of the Rural (RUR) district is to designate areas suitable for a combination of agricultural, equestrian, residential and other compatible uses. The intent of the RUR district is to protect agricultural uses from encroachment by development and to support agricultural, ranch, very large lot residential, ecotourism and equestrian uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

8.6.3. Rural Fringe (RUR-F).

8.6.3.1. Purpose. The purpose of the Rural Fringe (RUR-F) district is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. The RUR-F designation provides an intermediate step in development density between typical open space and agricultural/ranching lands and primarily residential (low density) parcels. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The RUR-F zone accommodates primarily large lot residential, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

8.6.4. Rural Residential (RUR-R).

8.6.4.1. Purpose. The purposes of the Rural Residential (RUR-R) district are: to provide for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the County; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. Uses that support rural character of the broader area shall be allowed including agricultural production, small-scale renewable energy production, home-based businesses, bed and breakfasts, agro-tourism, equestrian and boarding facilities, farmers markets and produce stands. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

8.6.5. Residential Fringe (RES-F).

8.6.5.1. Purpose. The purpose of the Residential Fringe (RES-F) district is to designate areas suitable for a combination of estate-type residential development, smaller-scale agricultural uses, ranchettes and other compatible uses. The RES-F district provides an intermediate step in single family residential development between open space and/or agricultural/ranching lands, and typically suburban residential densities. The RES-F district may be comprised of a variety of residential lot sizes, clustered housing and community open space and can include limited agricultural use accessory to residential uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

8.6.6. Residential Estate (RES-E).

8.6.6.1. Purpose. The purpose of the Residential Estate (RES-E) district is to designate areas suitable for a combination of large-lot and suburban-type residential development, ranchettes and other compatible uses. The RES-E district supports single-family homes on medium sized lots consistent with contemporary community development. Generally this district applies to low to medium density residential development in established neighborhoods (lands that are already committed to residential uses and have been subdivided for a specific development) and undeveloped or underdeveloped areas with a moderate to high development suitability. This category may include limited agricultural use accessory to residential uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

8.6.7. Residential Community (RES-C).

8.6.7.1. Purpose. The purpose of the Residential Community (RES-C) district is to designate areas suitable for suburban-type residential development and other compatible uses. The RES-C district supports single-family homes on relatively small lots consistent with contemporary community development. Generally this district applies to existing medium to higher density residential development in established neighborhoods (lands that are already committed to residential uses and have been subdivided for a specific development) and undeveloped or underdeveloped areas with a moderate to high development suitability. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

8.6.8. Traditional Community (TC).

8.6.8.1. Purpose. The purpose of the Traditional Community (TC) district is to designate areas suitable for residential, small-scale commercial and traditional agricultural uses consistent with the existing development patterns of traditional communities. The TC district accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses, including agriculture found in traditional communities with acequia systems, from encroachment by development. Density bonuses and transfers of development rights may be utilized to achieve the purposes of the district. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas.

8.7. NON-RESIDENTIAL ZONING DISTRICTS.

8.7.1. Commercial General (CG).

8.7.1.1. Purpose. The purpose of the Commercial General (CG) district is to designate areas suitable for general commercial activities such as retail and wholesale sales, offices, repair shops, limited manufacturing, warehouses and indoor and outdoor display of goods. The CG district promotes a broad range of commercial operations and services while ensuring that land uses and development are compatible with surrounding areas.

8.7.2. Commercial Neighborhood (CN).

8.7.2.1. Purpose. The purpose of the Commercial Neighborhood (CN) district is to allow for low-rise low-intensity convenience retail and personal services, as well as office uses that are intended to serve and are in close proximity to individual residential neighborhoods. Generally, the desired location of these commercial areas is at the periphery, focal point, or a major entrance to one or more neighborhoods, along a minor or subdivision collector or higher roadway classification, or along a major access road at the entrance to or in a focal point of a neighborhood. The size of neighborhood commercial districts will typically be between one and twenty contiguous acres.

8.7.3. Industrial (I).

8.7.3.1. Purpose. The Industrial (I) district accommodates areas of heavy and concentrated fabrication, manufacturing, access to transportation, and the availability of public services and facilities. These districts provide an environment for industry that is unencumbered by nearby residential or commercial development. Industrial districts shall be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses.

8.8 PUBLIC/INSTITUTIONAL ZONING DISTRICT.

8.8.1. Purpose. The purpose of the Public/Institutional (PI) district is to accommodate governmental, educational, and non-profit or institutional uses, including public or community parks and recreation facilities, and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character.

8.9. MIXED USE ZONING DISTRICT (MU).

8.9.1. Purpose. The Mixed Use (MU) district provides for areas of compact development with primarily residential and some commercial uses. The MU district provides a full range of housing choices and promotes a sense of community, vitality, and adequate facilities and services. The purpose of the MU designation is to accommodate compact communities, which typically have public gathering places or community facilities with a mix of associated land use such as residential and neighborhood-scale retail, small businesses, and local commercial uses.

Community facilities may include schools, post offices, community centers, and recreational facilities, multi-modal transportation facilities that promote bicycling, equestrian activities, park and ride, and transit.

8.10. PLANNED DEVELOPMENT ZONING DISTRICTS.

8.10.1. Generally. A planned development district is a flexible zoning tool intended to provide for efficient land uses, buildings, circulation systems, and infrastructure in order to: promote a sense of place and aesthetic design; increase walkability; allow for a mixing of uses; reduce the cost of infrastructure and services; reduce vehicle miles traveled; and reduce air pollution and greenhouse gas emissions. A planned development district may be generic in nature and intent, or it may be of a special type that incentivizes certain kinds of development (e.g., neighborhood, regional commercial, transit-oriented, office) or

protection of valuable natural resources. This section provides the processes and procedures for establishment of a standard Planned Development (PD), and includes additional standards and modifications for establishing special types of planned developments including Planned Traditional Neighborhood Developments, Planned Neighborhood Centers, Planned Regional Centers, Planned Campus/Opportunity Centers, Planned Transit Oriented Developments, and Planned Conservation Subdivisions.

Santa Fe County Zoning Map Adoption Draft Public Review and Comment Report

Introduction

This report provides background information on the public review and comment process for the SLDC Zoning Map Adoption Draft released on March 27, 2014 and summarizes key issues identified through the analysis of the public comments.

Public Review and Comment Period

Santa Fe County released the Zoning Map Adoption Draft and Public Review and Comment Schedule via the County website on March 27, 2014. By April 4, 2014, the County had sent letters to over 34,000 property owners using the mailing addresses from the County Assessor's department and other available data sources. The letters provided background information on the adoption of the SLDC and zoning district assignments, links to the interactive zoning map, details of the review and comment period, scheduled dates for the BCC public hearings and an invitation to meet with County staff during open office hours to assist property owners in identifying assigned zoning and discuss issues or concerns related to the zoning assignments. Open office hours were held on the following dates from 8:00-a.m. to 5:00 p.m. at the County Administrative Building:

- Monday, April 14 in the BCC Chambers
- Thursday, April 17 in the Planning Offices
- Friday, April 18 in the BCC Chambers
- Monday, April 21 in the BCC Chambers
- Thursday, April 24 in the BCC Chambers
- Friday, April 25 in the BCC Chambers
- Monday, April 28 in the BCC Chambers
- Tuesday, April 29 in the Planning Offices
- Wednesday, April 30 in the BCC Chambers
- Thursday, May 1 in the BCC Chambers
- Friday, May 2 in the BCC Chambers

Office hours were held from 10:00 a.m. - 8:00 p.m. on the following dates in community facilities in each of the County's Growth Management Areas:

- Tuesday, April 15 at Edgewood Senior Center 114 Quail Trail, Edgewood
- Wednesday, April 16 at Eldorado Satellite Office 16 Avenida Torreón, Eldorado (Ken and Patty Adams Senior Center)
- Tuesday, April 22 at Nancy Rodriguez Community Center 1 Prairie Dog Loop, Santa Fe



- Wednesday, April 23 at Pojoaque Satellite Office 5 West Gutierrez, Suite 9, Pojoaque, NM (Pojoaque Pueblo Plaza)

Notice of the Zoning Map Adoption Draft release, open office hours schedule and dates for the BCC public hearing dates were advertised in the following newspapers on the following dates:

Edgewood Independent	April 9 & 16
Mountain View Telegraph	April 10 & 17
Rio Grande Sun	April 10 & 17
Albuquerque Journal North	April 11, 18, 25
Santa Fe New Mexican	April 6, 13, 20, 27

A total of 398 members of the public attended the open office hours to seek assistance and discuss issues and concerns they had with Zone Map Adoption Draft and /or specific zoning assignment on their property. Additionally, staff answered over 265 inquiries over the phone and returned more than 42 phone calls.

Approximately 200 individuals provided input through the on-line public comment form, hard copy comment form, e-mails and letters. Additionally a petition signed by 297 individuals (as of 05.13.2014) has been submitted concerning the assignment of mixed-use zoning district in the areas along Highway 14 in the San Marcos area.

Public Comment Data Base

Planning Division staff has entered public comments into a database which was used as a basis for this Public Comment Report and is attached.

Summary of Key Issues

The following key issues represent major themes expressed in the written public comments that were entered into the public comment data base as of May 12th, 2014.

1. **Non-Conforming Lot Sizes:** Commenters expressed the need for further assurances regarding the right of legal lots of record that do not meet minimum lot size of the assigned zoning district to develop permitted uses and at permitted densities and intensities.
2. **New Commercial and Mixed Use Zoning Districts:** There was concern that areas assigned Commercial General, Mixed-use, Commercial Neighborhood zoning districts or Rural Commercial Neighborhood Overlay zones may negatively impact the character of adjacent residential areas and decrease residential property values.

3. **Increase in Taxes:** Commenters expressed concern that zoning classifications could affect their taxes.
4. **Incompatible Uses, Densities or Character:** Commenters expressed concern that some assigned zoning districts could be incompatible with surrounding land uses, historic patterns and or vision/objectives or regulations established through the SGMP and that areas currently in agricultural use may be negatively impacted by zoning assignment that emphasizes/ favors higher density residential development.
 - **Specific Geographic areas**
 - Ranch areas around Stanley
 - Ranch areas around Edgewood
 - Mixed Use designation of 330 acres at NM 599 and Camino La Tierra
 - Mixed Use designation of 44 acres adjacent to Commercial in Las Campanas.
 - Mixed Use designation on State Road 14 north of San Marcos
 - US 285 South Highway Corridor
 - Arroyo Calabasas (Caja del Rio area)
 - Commercial Neighborhood designation for properties in Pojoaque/ Nambe adjacent to US 84/285
5. **Changes In Zoning Assignments From The October Preliminary Zoning Map And The Zoning Map Adoption Draft:** there was concern about why there had been changes of assigned zoning on property from the Preliminary Zoning Map dated October 2012 to the Zoning Map Adoption draft dated March 21, 2014.
 - Community Planning Districts
 - Planned Development Districts
 - Public Institutional Districts
 - Commercial Districts
6. **Zoning Districts Assignments in Established Community Planning Districts:** Commenters expressed concern that zoning classifications in established community planning district ordinances do not match their ordinance or plan.
 - **Specific Geographic areas**
 - US 285 South Highway Corridor- primarily related to build-out scenarios and design standards.
 - La Cienega/La Cieneguilla Community Plan District
 - Pojoaque Valley Community District
 - Tesuque Community District

7. **Family Transfers:** Commenters expressed concern that land divisions through Family Transfers will be limited by the densities prescribed in the assigned zoning district.
8. **Water:** Commenters expressed concern that areas where the assigned zoning district permit increases the overall residential densities from current hydrologic zone densities cannot be supported by existing or future water resources.
9. **Interactive Zoning Map and Public Comment Form:** Commenters expressed difficulties with viewing and understanding the information and limits to the on-line public comment form.
10. **County Interest:** Commenters were concerned that zoning assignments on areas that are being considered for county facilities including open space and utilities should have appropriate zoning.
 - **Specific Geographic areas**
 - Jacona Land Grant (proposed lease)
 - County Open Space properties
11. **Scenic Qualities:** Commenters were concerned that the zoning map adoption draft did not include overlay zones to protect scenic by-ways, gateways, rural highways scenic routes, cultural resources and conservation areas.
12. **Zoning Map assignments.** Some commenters supported their request for a different zoning district because they felt the location of the property meets the criteria identified in the Purpose statements of the SLDC for that zoning district and that properties similar to their own were zoned differently. Commenters also expressed the need to preserve existing approvals such as subdivision, master plan approval, preliminary and/or final development approval, commercial use permits, or historic or “grandfathered” uses and that are not reflected on the zoning map.
13. **Request that PDD areas shown on the map reference and be regulated by approved master plans:** Several commenters requested assurances that property with previous approvals would continue to be regulated by the associated approved master plan by identifying the PDD as controlled by the specific master plan in the text of the SLDC. Commenters questioned how SLDC procedural provisions or Community College District CCD procedural provisions will be used to process applications for the fulfillment of existing entitlements and new development.

SLDC Zoning Map Adoption Draft Public Comment

	Property	First	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
1	126000241	Robert	Cook	30 Altura Rd			Any effort to increase population density would appear to thrust NM deeper in terrible drought sooner!	County
2		James	Rea	Estancia GMA	Residential Estate		See Letter/e-mail/ attachment: seem like it's a case of- "lets hurry up and pass this so we can see what's in it", inconsistent answers from staff, detrimental to agricultural land and production, land classified as agricultural should not now be assigne	County
3	910009812	Glen	Smerage	187 East Chile Line Road	PDD - Planned Development District		Interactive Zoning Map does not function well. Suggestions: 1) Add to the menu bar a legend. 2) Link on legend bar on how to use the interactive zoning map. Need to define how to use link on menu bar. Add printing capability for any level of resoluti	County
4			TOUPS				See Letter: there should be a moratorium on further development until there is a comprehensive water plan for our future.	County
5		David & Sukrae	Burrell				I am suggesting that all of the County's open space properties/sites (as delineated in Official Map 5) should be placed in O-ERP overlays and am happy to provide a list if need be. I have looked at the provisions in 8.11.4, and I think that these provisio	County wide
6		Roger	Enfield				See Letter: Does the word initial apply to the current zoning map being considered, so that a lot is officially not nonconforming if it exists now, prior to the implementation of the new zoning map? But the next sentence seems to say the owner must subm	County wide
7		Bruce	Bannerman	4 Cibola Circle	PDD	CCD	Concerning the SLDC designations for the Community College District: It would be an incalculable loss to the life of Santa Fe County to cover this area with residential development. The area near the Community College is already dense enough with planned	El Centro CCD
8		Oralynn	Guerrerortiz		PDD	CCD	1. If property is grandfathered previously (did not go to a public zoning process) what would be the process in the CCD? E.g. If Amigo Petroleum wanted to go back into his property that now has SF Steel- what would the process be? 2. If a property in the	El Centro CCD
9	980001322 980001322 Las Campanas Town Center- 44 acres	Craig	Bachmeier	70 Sunflower Dr 87506	Mixed-Use		See Letter/e-mail/ attachment: opposed: MU is inconsistent with the area; would support limitation to specific development project approved by the Las Campanas HOA	El Centro GMA "Town Center at Las Campanas
10	980001322 Las Campanas Town Center- 44 acres	Mickey	Baird	Las Campanas	Mixed-Use	residential	See Letter/e-mail/ attachment: opposed to Mixed use default zoning is residential w min lot size of 2.5 to change now is unfair to residents; current owner has shown no commitment / interest in community or Santa FE	El Centro GMA "Town Center at Las Campanas
11	980001322 Las Campanas Town Center- 44 acres	Ronald & Shereen	Barr	175 Sunflower Drive 87506	Mixed-Use		See Letter/e-mail/ attachment: opposed to dramatic change; impacts to scenic views, low density residential character	El Centro GMA "Town Center at Las Campanas
12	980001322 Las Campanas Town Center- 44 acres	Janice & Larry	Baum	21 Rising Moon	Mixed-Use	Residential	See Letter/e-mail/ attachment: we pay a lot of taxes to enjoy quiet lovely neighborhood	El Centro GMA "Town Center at Las Campanas
13	980001322 Las Campanas Town Center- 44 acres	Nancy & Paul	Benkof, Pletka	La tierra de Oro 3 Dogwood Circle 87506	Mixed-Use	Residential Estate	See Letter/e-mail/ attachment: opposed to dense development being imposed on rural areas- support our rural lifestyles; value of Scenic Bypass	El Centro GMA "Town Center at Las Campanas
14	58100838	peggy	chester	67 arroyo calabasas road	Mixed-Use - Mixed Use	RES-E - Residential Estate	We already have an ugly, useless water tank with dead trees thanks to Las Campanas. Now a shopping center with a possible 500 more people. Are you crazy ? The congestion will be impossible. Why always our neighborhood ? We will not be able to get in or ou	El Centro GMA "Town Center at Las Campanas

SLDC Zoning Map Adoption Draft Public Comment

	Property	First	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
15	980001322 980001322 Las Campanas Town Center- 44 acres	Taylor A	Dale	248 Vista Calabasas	Mixed-Use - Mixed Use	RES-E - Residential Estate	Commercial space not wanted in our neighborhood, brings more traffic and congestion, light pollution, water requirements; more housing would depreciate property values, and adversely affects quality of life, plus destroys wildlife habitat	EL Centro GMA "Town Center at Las Campanas
16	980001322 Las Campanas Town Center- 44 acres	Thomas	Duncan	148 Sunflower Dr 87506	Mixed-Use		See Letter/e-mail/ attachment: delay reclassification until owner puts forward a comprehensive development plan	EL Centro GMA "Town Center at Las Campanas
17	980001322 980001322 Las Campanas Town Center- 44 acres	Jonathan	Keeton	20, Vista Calabasas, Santa Fe	Mixed-Use - Mixed Use	RES-E - Residential Estate	I am strongly opposed to the proposed re-zoning.	EL Centro GMA "Town Center at Las Campanas
18	980001322 Las Campanas Town Center- 44 acres	Raymond A.	Krell	RAK Loyal Trust 1600 Smith Street, Suite 3885 Houston TX 77002	Mixed-Use		See Letter/e-mail/ attachment: as owner of lot 614, 3 Peregrine: objection to mixed us zoning	EL Centro GMA "Town Center at Las Campanas
19	980001322 Las Campanas Town Center- 44 acres	Raymond A.	Krell	RAK Loyal Trust 1600 Smith Street, Suite 3885 Houston TX 77002	Mixed-Use		See Letter/e-mail/ attachment: as owner of lot 612, 14 Greywolf: objection to mixed us zoning	EL Centro GMA "Town Center at Las Campanas
20	980001322 Las Campanas Town Center- 44 acres	Raymond A.	Krell	RAK Loyal Trust 1600 Smith Street, Suite 3885 Houston TX 77002	Mixed-Use		See Letter/e-mail/ attachment: as owner of lot 614, 5 Peregrine: objection to mixed us zoning	EL Centro GMA "Town Center at Las Campanas
21	980001322 980001322 Las Campanas Town Center- 44 acres	Cheryl	Kurk	53 Arroyo Calabasas	Mixed-Use - Mixed Use	RES-E - Residential Estate	This zoning would have a detrimental effect to our quality of life as well as our property values. This area has long been established as a 2.5 acre minimum lot size.	EL Centro GMA "Town Center at Las Campanas
22	980001322 Las Campanas Town Center- 44 acres	Shawn & Courtney	Lee	4 Camino Clabasas	Mixed-Use		See Letter/e-mail/ attachment: alarmed at high-density commercial- does not respect height and density restrictions of the neighborhood covenants	EL Centro GMA "Town Center at Las Campanas
23	980001322 Las Campanas Town Center- 44 acres	Louis	Lopilato		Commercial General	Commercial Neighborhood	See Letter/e-mail/ attachment: Town Center at Las Campanas- 12 acre & 44 acre piece should both remain as previously planned -commercial neighborhood; Commercial General is too intense and inappropriate	EL Centro GMA "Town Center at Las Campanas
24	980001322 Las Campanas Town Center- 44 acres	Iris & Raymond	Moro	La Tierra Nueva	Mixed-Use		See Letter/e-mail/ attachment: opposed - density that could bring more than 880 units would impact road and water	EL Centro GMA "Town Center at Las Campanas
25	980001322 Las Campanas Town Center- 44 acres	Santiago & Norma	Parra	29 Dayflower Dr 87506	Mixed-Use	Residential	See Letter/e-mail/ attachment: opposed; will move if approved	EL Centro GMA "Town Center at Las Campanas

SLDC Zoning Map Adoption Draft Public Comment

	Property	First	Field#2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
26	980001322 Las Campanas Town Center- 44 acres	Santiago	Parra	29 Dayflower Dr 87506	Mixed-Use		See Letter/e-mail/ attachment: opposed	El Centro GMA "Town Center at Las Campanas
27	980001322 Las Campanas Town Center- 44 acres	Cyndi & Marc	Scullin		Mixed-Use		See Letter/e-mail/ attachment: opposed 7 years ago opposed again	El Centro GMA "Town Center at Las Campanas
28	980001322 Las Campanas Town Center- 44 acres	Michael Patrice	Stevens	7 Sunflower Drive	Mixed-Use	Residential Estate	See Letter/e-mail/ attachment: opposed to 48' height and 20 du per acre residential density, impacts to traffic, investment in low density residential area	El Centro GMA "Town Center at Las Campanas
29	980001322 Las Campanas Town Center- 44 acres	Melinda	Tidwell	20 vista calabasas	Mixed-Use - Mixed Use	RES-E - Residential Estate	Our neighborhood deserves to be preserved in its current low population density form. High density, mixed use zoning is for the city. this plan would totally compromise our residential area.	El Centro GMA "Town Center at Las Campanas
30	980001322 Las Campanas Town Center- 44 acres	Joe & Linda	Turner	83 Sunflower Dr, 87506	Mixed-Use		See Letter/e-mail/ attachment: negative- congestion and traffic	El Centro GMA "Town Center at Las Campanas
31	980001322 Las Campanas Town Center- 44 acres Las Campanas Town Center- 44 acres	Anita & Jay	Zednik	5 Estates Drive 87506	Mixed-Use		See Letter/e-mail/ attachment: impact nature of the neighborhood- peace and quiet lost forever	El Centro GMA "Town Center at Las Campanas
32	980001322 Las Campanas Town Center- 44 acres	Robert J. & Bernadette Jones	Solomon		Mixed-Use		See Letter/e-mail/ attachment: opposed; inconsistent with current housing, expectation for low density residential neighborhood	El Centro GMA "Town Center at Las CompEl Centro GMA "Town Center at Las Campanas
33	Ten Thousand Waves	Jim	Siebert		Commercial Neighborhood	n/a	See Letter from Jim Siebert requesting a review of the zoning for this property. Previous zoning granted for this property by EZA and City of Santa Fe. Development agreement is also included in the letter.	El Centro GMA 10,000 Waves
34	99305458	Rancho de Gonzales	Gonzales Partnership	East Frontage Road	Mixed-Use - Mixed Use	CG - Commercial General	Parcel on East Frontage Road was granted a variance for commercial zoning in July 2008. This parcel should reflect the zoning that was granted in 2008 on the zoning map.	El Centro GMA 1-25 east frontage rd
35	68900734	Damen	Apdoaca	At corner of NM 14 and NM 599	Mixed-Use - Mixed Use	CG - Commercial General		El Centro GMA 599/ hwy 14
36	64256256	Damen	Apdoaca	Near corner of NM 14 and NM 599	Mixed-Use - Mixed Use	CG - Commercial General		El Centro GMA 599/ hwy 14
37	Academy for the Love of Learning	Jennifer	Jenkins	133 Seton Village Road "Castle Tract"	Residential Fringe	Public/ Institutional	See letter regarding Seton Castle from Jenkins Gavin	El Centro GMA Academy for Love
38	58207500	James & Ernestine	Zafarano	2161 Callejon de Rita	TC - Traditional ComMixed-Usenity	MU - Mixed Use	Not sure about the one-size-fits-all TC zoning designation under the proposed SLDC zoning map. The other general classifications seem reasonable where individually property owners may request change from one zoning to another now or in the future depend	El Centro GMA Aqua Fria

SLDC Zoning Map Adoption Draft Public Comment

Property	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
39 910006638	Love of Learning Academy for the	179 ARROYO HONDO RD SANTA FE, NM	RES-F - Residential Fringe		Concern regarding change from Public Institutional to Residential Fringe. Existing non conforming use.	El Centro GMA Arroyo Hondo
40 408311085	Janice	10 Cougar Rdg	RUR-R - Rural Residential	RUR-F - Rural Fringe	Sustainable Development Plan is a great idea.	El Centro GMA Canada de Los Alamos
41 66011909	Ted	201 Dinosaur Tr	PDD - Planned Development District	PDD - Planned Development District	9.77 ac SF Steel PDD-CCD Employment Center What will be the procedure to develop if it is a special or permitted use in CCDO vs a permitted use as PDD in SLDC. CCD requires MP and SLDC has no MP provision.	El Centro GMA CCD
42 910000279	George	29 Canada Del Rancho				El Centro GMA CCD
43 990000439	John	49 Churchill Road	PDD - Planned Development District	RES-E - Residential Estate	The Churchill Road area was not included in the Community College District PUD. All lots are 2.5 acres or more (ref. approved Community College District map.	El Centro GMA CCD
44 960001324	Kelly	27425 A I-25 W Frontage Road	RES-E- Residential Estate	CG - Commercial General	This property has master plan/prelim and final development plan approval from CDRC and BCC	El Centro GMA I-25 west frontage rd
45	Carl				See Letter/e-mail/ attachment: questions from LVCA-Are the draft LCLC Community Plan zoning recommendations considered? Explain zoning for entire Santa Fe Canyon Ranch related to PEMP? Commercial lot in Las Lagunitas	El Centro GMA La Cienega
46 64294144	Larie	13 Paseo de San Antonio	RES-F - Residential Fringe		As I live out of town, what exactly is Residential Fringe zoning and how does it affect the property owner? Please reply to lariem@msn.com. Thank you.	El Centro GMA La Cienega
47	Jim		Residential Estate	Commercial Neighborhood	Bob, As an owner of Lots 8 & 10 in the sixth tract of Las Lagunitas development, I feel that the commercial designation for lot 106 is very necessary to provide local community commercial needs for Las Lagunitas property owners, as well as the local La C	El Centro GMA La Cienega
48 64282880	Jose Varela-Lopez	87 Via de Los Romero	RUR - Rural	RUR-R - Rural Residential	This property has two distinct zoning designations being rural fringe and rural zoning. This request is to change these designations to rural residential for the entire property being that it adjoins other properties that are classified as residential fr	El Centro GMA La Cienega
49 64282880	Jose Varela-Lopez	87 Via de Los Romero	RUR - Rural	RUR-R - Rural Residential	This property has two distinct zoning designations being rural fringe and rural zoning. This request is to change these designations to rural residential for the entire property being that it adjoins other properties that are classified as residential fr	El Centro GMA La Cienega
50 980001428	Mark	#5 Paseo de Angel S.	RES-E- Residential Estate	TC - Traditional Community	Is not adjacent to T.C. #5 almost 3 Ac.-- wanted to know if he can split the lot for his son. Said he wouldn't have bought the property if he had known he didn't have TC density. We advised him of the small lot family transfer procedure in the current c	El Centro GMA La Cienega
51 Sunrise Springs	James H		Commercial Neighborhood	n/a	See Letter from Jim Siebert suggesting an amendment to the SLDC which includes a provision which recognizes previously approved development plans.	El Centro GMA LA Cienega Sunrise Springs
52 I-25 Business Park	James		Residential Estate	Commercial General	See Letter/e-mail/ attachment: I-25 Business Park approved in 2000 letter provides background info	El Centro GMA La Cienega West frontage Rd
53 Santa Fe Horsepark	James H		Mixed Use	PDD	See Letter from Jim Siebert indicating that the horse park property has existing entitlements which would be limited by the Mixed Use Zoning which only allows 12 horses on the property whereas the current zoning approval allows for 350 horses.	El Centro GMA La Cieneguilla

SLDC Zoning Map Adoption Draft Public Comment

Property	Field1	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
54 Las Campanas	Scott	Hoelt	PO Box 2482	Residential Estate	Planned Development District	See letter requesting Las Campanas zoning request to PDD	El Centro GMA Las Campanas
55 980001322 980001322 Las Campanas Town Center-44 acres	Lou	Luplato	0 CAMINO LA TIERRA SANTA	Mixed-Use - Mixed Use	CN or PDD - Planned Development District	By phone: Las Campanas Town Center LAS CAMPANAS LAND HOLDINGS LLC MU to CN CG to CN or PDD if it refers to a master plan	El Centro GMA Las Campanas Town Center
56 980001322 Las Campanas Town Center-44 acres	Leonard M. Keshen	Keshen		Mixed-Use		See Letter/e-mail/ attachment: The proposed zoning and density change is dramatic, to say the least.... To go from one residence per 2.5 acres to an allowed use of up to 20 units per acre at a height of up to four stories, is an extraordinary, unwarranted a	El Centro GMA Las Campanas Town Center-44 acres
57 910001440	Marvin & Janet	Schwab	11 Camino Azulejo	RES-E- Residential Estate	RES-F - Residential Fringe	Our house is located on 1.75 acres. The proposed zoning allows one house per 2.5 acres. Why assign a zone where the houses in the development will not be in compliance?	El Centro GMA near Rabbit Rd
58 599/ c. la tierra	Norma	Burch	Tierra de Oro; 30 Thistle lane	Mixed-Use	Residential	See Letter/e-mail/ attachment: opposed to mixed use will alter composition of neighborhood	El Centro GMA NM 599 & C. La Tierra
59 599/ c. la tierra	Katherine	Palafox		Mixed-Use		inconsistent with SGMP objectives for transitions and preservation of open space, opposed visual blight, noise, light traffic;	El Centro GMA NM 599 & C. La Tierra
60 123330	Lyle	Anderson	Camino La Tierra and State Road 599	Mixed-Use - Mixed Use	RES-E - Residential Estate	the property directly abuts the City of Santa Fe open space, which is used by city and county residents and visitors for hiking, biking and equestrian recreation. Such a rezoning is totally incompatible with open space and trails use and the residential	El Centro GMA NM 599 & C. La Tierra
61 990003350	Lyle	Anderson	Camino La tierra and Hwy 599	Mixed-Use - Mixed Use	RES-E - Residential Estate	The parcel that has been rezoned as mixed use district (MUD) directly abuts the City of Santa Fe open space, which is used by city and county residents and visitors for hiking, biking and equestrian recreation. Such a rezoning is totally incompatible wit	El Centro GMA NM 599 & C. La Tierra
62 599/ c. la tierra	William and Margo	Barr	12 West Wildflower Dr	Mixed Use	n/a	See Letter in opposition of mixed use zoning at NM 599 and Camino La Tierra	El Centro GMA NM 599 & C. La Tierra
63 599/ c. la tierra	Lewis R	Baxter, MD	37 Chisholm Trail	Mixed Use	n/a	See Letter/e-mail/ attachment: RE: Opposition to Rezoning the Camino La Tierra/ 599 interchange Dear Director Ellis-Green: Three years ago my family and I bought a home in La Tierra Nueva. We were introduced to that community by long-time friends in Sant	El Centro GMA NM 599 & C. La Tierra
64 599/ c. la tierra	Jan	Best	17 North Sparrow Lane	Mixed Use	Residential	See Letter in opposition of proposed mixed use zoning for 330 acres at Camino La Tierra	El Centro GMA NM 599 & C. La Tierra
65 58309617	Guy E and Janice L	Best	17 N SPARROW LN	Mixed-Use - Mixed Use	RES-E- Residential Estate	We are concerned about the Mixed Use zoning for Santa Fe 330 Investments, LLC property at the intersection of 599 and Camino La Tierra. This designation is inconsistent with the Sustainable Growth Management Plan since mixed use will directly impact surro	El Centro GMA NM 599 & C. La Tierra
66 599/ c. la tierra	Patty	Clark	Tierra de Oro; 62E Wildflower Drive Santa Fe, NM 87506	Mixed-Use	Open Space	See Letter/e-mail/ attachment: sprawl & blight; highest use as open space & trails	El Centro GMA NM 599 & C. La Tierra
67 599/ c. la tierra	Catherine	DiCenzo Sherman		Mixed Use	Residential or Recreational	See Letter/e-mail/ attachment: in regard to the rezoning issue "Santa Fe 330" - I think the land in question should either be Residential or Recreational; but not the proposed "Mixed use". I have lived overlooking this open space since 2002. I have wor	El Centro GMA NM 599 & C. La Tierra
68	Robert E	Gordon, MD	16 East Wildflower Dr	Mixed Use	n/a	See letter in opposition of Mixed Use Zoning for Camino La Tierra	El Centro GMA NM 599 & C. La Tierra
69 599/ c. la tierra	Jane and Allan	Gunn	5 Blue Jay Drive	Mixed Use	n/a	See Letter in opposition of mixed use zoning at NM 599 and Camino La Tierra.	El Centro GMA NM 599 & C. La Tierra

SLDC Zoning Map Adoption Draft Public Comment

Property	First	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
70 599/ c. la tierra	Frank	Herdman	123 Marcy Street Suite 200 Santa Fe 87504	Mixed-Use- Mixed-Use	Residential Estate	See Letter/e-mail/ attachment: EZA and the Santa Fe County Board of County Commissioners. Pursuant to Ordinance 2002-1, the 330 acres, formerly referred to as the "Santa Fe Center" was and remains zoned as residential.	EI Centro GMA NM 599 & C. La Tierra
71 599/ c. la tierra	Frank	Herdman		Mixed Use	n/a	See Letter which pertains to the proposed zoning of the 330 acres northwest of the Camino La Tierra exit off of Highway 599. Please consider this a submission by the Tierra de Oro Homeowners' Association during the public comment period. Individual asso	EI Centro GMA NM 599 & C. La Tierra
72 990003350	Clinton	Horn	61 Tierra Grande, SF 87506	Mixed-Use - Mixed Use	RES-E - Residential Estate	Moved out in the county to remove our family from the commercial side of SF. This negates our initiative..... Van Horn - 471-1171	EI Centro GMA NM 599 & C. La Tierra
73 990003348	Santa Fe 330	Investments LLC	68 E. Wildflower Drive	Mixed-Use - Mixed Use	RES-E - Residential Estate	My name is Steve Inman and I am a full time resident at 68 E. Wildflower Drive in the community of Tierra de Oro immediately adjacent and to the northwest of the 330 acres (parcel #990003348 and parcel #990003350)that is under consideration for rezoning f	EI Centro GMA NM 599 & C. La Tierra
74 599/ c. la tierra	Danielle	Laurent	16 Thistle Lane	Mixed Use	Residential Estate	See Letter/e-mail/ attachment: See Letter Opposing Mixed Use Zoning for NM 599 and Camino La Tierra	EI Centro GMA NM 599 & C. La Tierra
75 599/ c. la tierra	Judith	Lehman	23 Thistle Lane Santa Fe, New Mexico 87506	Mixed Use	n/a	Dear Ms. Ellis-Green: Re: Proposed zoning changes for 330 Acres formerly known as "Santa Fe Center" I am writing to voice concern about the proposed zonal change that will grievously affect Tierra De Oro residents. We purposely bought our residence in the	EI Centro GMA NM 599 & C. La Tierra
76 599/ c. la tierra	Al	Lilly		Mixed Use	Mixed Use	See Letter/e-mail/ attachment: Supports Mixed-Use Zoning District Assignment-See Letter from Al Lilly and Karl Sommars which identifies project history and fact sheet. FACT sheet history: County General Plan, SNAC Plan, SLDC, 1986 EZA approval preliminary	EI Centro GMA NM 599 & C. La Tierra
77 59209130	Tom	Linton	20 Chocolate Flower Circle 87506	Mixed-Use - Mixed Use		I would like to keep my view across this area to be zoned mixed use.	EI Centro GMA NM 599 & C. La Tierra
78 599/ c. la tierra	Arvid and Mary Jo	Lundy		Mixed Use	n/a	See letter in opposition of Mixed Use Zoning. Attached is a pdf copy of a letter, the signed copy of which is being hand delivered to your office, regarding proposed rezoning of 330 acres of land adjacent to 599 near the La Tierra exit. We request your c	EI Centro GMA NM 599 & C. La Tierra
79 599/ c. la tierra	Avid & Mary Jo	Lundy	27 Blue Jay Dr	Mixed-Use- Mixed Use		See Letter/e-mail/ attachment: concern of possible loss of public access to trail network due to MU assigned zoning; County should secure easement; loss of property value, loss of scenic quality and inappropriate commercial uses and inappropriate resident	EI Centro GMA NM 599 & C. La Tierra
80 599/ c. la tierra	Laura	Markos	La Mariposa HOA	Mixed Use	Residential Estate	See Letter in opposition of mixed use zoning at NM 599 and Camino La Tierra and suggesting tat the property be established as a permanent greenbelt that would prohibit development at that junction.	EI Centro GMA NM 599 & C. La Tierra
81 599/ c. la tierra	Richard L.	Martin	31 Thistle Lane	Mixed Use	Residential Estate	See Letter in opposition of mixed use zoning at NM 599 and Camino La Tierra	EI Centro GMA NM 599 & C. La Tierra
82 599/ c. la tierra	Maragaret	Maule	35 East Wildflower Drive Santa Fe 87506	Mixed-Use- Mixed Use		See Letter/e-mail/ attachment: crime rates, water, impact to scenic qualities	EI Centro GMA NM 599 & C. La Tierra
83 599/ c. la tierra	Stuart	Maule	35 East Wildflower Drive Santa Fe 87506	Mixed-Use- Mixed Use		See Letter/e-mail/ attachment: visual blight impact dark sky, increased traffic- property values traffic	EI Centro GMA NM 599 & C. La Tierra
84 910008950	Rancho Viejo	Partnership	0 RANCHO VIEJO SANTA FE, NM	Mixed-Use - Mixed Use	RUR-R - Rural Residential	Mixed use would create a potential for destroying the rural nature of the area and devalue existing residential properties.	EI Centro GMA NM 599 & C. La Tierra

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Property	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
85 599/ c. la tierra	Paulsen	38 Goodnight Trail	Mixed Use	n/a	See Letter/e-mail/ attachment: Several years ago my wife and I bought a home in La Tierra Nueva. We specifically steered clear of Las Campanas because of what we felt was a congestion of homes, albeit high priced ones. Imagine our shock when we learned	EI Centro GMA NM 599 & C. La Tierra
86 599/ c. la tierra	Purdue	Tierra de Oro 26 Blue Jay Drive, Santa Fe Nm 87506	Mixed-Use	Residential Estate	See Letter/e-mail/ attachment: County assigned zoning did not include participation of surrounding property owners and no evaluation of alternatives. In prior attempts- county rejected the master plan 1999, MP expired	EI Centro GMA NM 599 & C. La Tierra
87 599/ c. la tierra	Ruttenberg	14 Luz del Dia Santa Fe 87506	Mixed-Use		See Letter/e-mail/ attachment: opposed-	EI Centro GMA NM 599 & C. La Tierra
88 599/ c. la tierra	Sherman	2 Thistle Lane	Mixed Use	Recreational	See Letter/e-mail/ attachment: Letter opposing 599 and Camino La Tierra Mixed Use. .	EI Centro GMA NM 599 & C. La Tierra
89 599/ c. la tierra	Shockro	16 Lluvia de Oro, 87506	Mixed-Use		See Letter/e-mail/ attachment: inconsistent with SGMP objectives for transitions and preservation of open space, opposed visual blight, noise, light traffic;	EI Centro GMA NM 599 & C. La Tierra
90 599/ c. la tierra	Stevens	7 Sunflower Drive, Santa Fe Nm 87506	Mixed-Use		See Letter/e-mail/ attachment: opposed: conflicts with SGMP- doesn't protect private or public investments, scenic quality and will increase traffic	EI Centro GMA NM 599 & C. La Tierra
91 599/ c. la tierra	Tanfani	Tierra de Oro, 24 thistle Lane 87506	Mixed-Use		See Letter/e-mail/ attachment: opposed visual blight, noise, light traffic; county should purchase for open space for recreation and conservation	EI Centro GMA NM 599 & C. La Tierra
92 599/ c. la tierra	Tidwell	Tierra de Oro; 10 E. Sunflower Circle, Santa Fe, NM 87506	Mixed- Use	Open Space	See Letter/e-mail/ attachment:opposed to mixed use; concern= water, light pollution, traffic commercial uses, county should purchase land for open space & trails	EI Centro GMA NM 599 & C. La Tierra
93 599/ c. la tierra	Tieche				See Letter/e-mail/ attachment: Re: Proposed Zoning for 330 Acres formerly known as "Santa Fe Center" We are writing to you to express our distress with the proposed zoning designation of "Santa Fe 330" to a "Mixed Use District." Our home is on the ridge	EI Centro GMA NM 599 & C. La Tierra
94 599/ c. la tierra	Tieche	Tierra de Oro; 62E. Wildflower Drive Santa Fe, NM 87506	Mixed-Use	Open Space	See Letter/e-mail/ attachment: sprawl & blight; highest use as open space & trails	EI Centro GMA NM 599 & C. La Tierra
95 599/ c. la tierra	Vanderlei	4 West Wildflower Drive	Mixed Use	Residential Estate	Letter in opposition of 599 and Camino La Tierra Mixed Use	EI Centro GMA NM 599 & C. La Tierra
96 599/ c. la tierra	Vanderlei	4 West Wildflower Drive	Mixed Use	Residential Estate	Letter opposing 599 and Camino La Tierra Mixed Use	EI Centro GMA NM 599 & C. La Tierra
97 58000643	Zegree	273 Headquarters Trail, Santa Fe, 87506	Mixed-Use - Mixed Use		Dear Ms. Ellis-Green: We have received the county's proposed re-zoning plan, and must express a serious concern to you as county homeowners. The corridor along Camino La Tierra proximate to 599 is an exceptionally lovely and pristine one, a pleasure for	EI Centro GMA NM 599 & C. La Tierra
98 599/ c. la tierra	Zegree	279 Headquarters Trail	Mixed Use	n/a	Dear Ms. Ellis-Green: We have received the county's proposed re-zoning plan, and must express a serious concern to you as county homeowners. The corridor along Camino La Tierra proximate to 599 is an exceptionally lovely and pristine one, a pleasure for	EI Centro GMA NM 599 & C. La Tierra

SLDC Zoning Map Adoption Draft Public Comment

Property	First	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
99 26002565	Larry	Jones	15 Toltec Rd				El Centro GMA Old Las Vegas Hwy
100 23363072	Mitzi Lee	Panzer	430 Old Las Vegas Hwy	RUR-R - Rural Residential	CN - Commercial Neighborhood	Commercial Neighborhood or Rural Commercial Overlay. This is the Bobcat Bite Cafe and is opening 20 May 2014 and has always been there and operated as such since 1953. Need Committee confirmation letter. Property/business owner would like a letter from	El Centro GMA Old Las Vegas Hwy
101 68100876	LANB	N/A	87 S. Polo Drive	Mixed-Use - Mixed Use	PDD - Planned Development District	Property has received master plan preliminary and final development plan approval and want to keep prior entitlements on property which included the ability to keep 350 horses on the property	El Centro GMA Polo Grounds
102 Schmidt Property	David	Birnbaum	7227 Old Santa Fe Trail	Public Institutional	Rural Residential	See Letter/e-mail/ attachment: assigned zoning is to intense for residential area- on-going issues with entitlements	El Centro GMA Schmidt Property
103	J. Kathleen	Laird	40 Puesta del Sol	Residential Fringe	Residential Estate	See Letter/e-mail/ attachment: adjacent assigned zoning is higher residential; future expectations	El Centro GMA south of I-25/ Old Pecos Trail
104 Vegas Verdas LLC	Jennifer	Jenkins	St. Francis South	PDD	Commercial General	See letter from Jenkins Gavin which identifies the property received master plan zoning.	El Centro GMA St Francis
105	Phillip	Taccetta	183 Baja Waldo Road	General	n/a	Dear Penny Ellis-Green, For various reasons, including the death of my wife, I was unable to stay current regarding the status of the ranch for several years. Since I've returned to being active as a citizen of Santa Fe County, I am frankly appalled by de	El Centro La Cienega
106 58309562	Danielle	Laurent	16 thistle lane	RES-E- Residential Estate	RES-E - Residential Estate	we do not need commercial , retail and more residential density in las tierras. Please leave our zoning to RES-E. Thank you very much	El Centro las tierras
107 58402041	Sue and Joe	Wise	29 CALLE PAGOSA SANTA FE, NM	RES-E- Residential Estate	RES-E - Residential Estate	Asked about guest house-- showed code section that allows. Ok with zoning.	El Centro las tierras
108	Al	Lilly	Longview Subdivision	RUR-R	RES-F	See Letter/e-mail/ attachment: In January objected to the 10 acre min. lot size. We have been actively working with the County Water Co. regarding a service agreement and have been exploring with them the possibility of locating the County storage tank on	El Centro near Old Las Vegas Hwy and US 285- longview
109 Longview at Santa FE	Al	Lilly		Rural Residential	RES-E	See Letter/e-mail/ attachment: Perceived DZ related to lower residential density of assigned zoning than established in Phase I subdivision approval with recorded lots and anticipated Phase II approval on remaining acreage with expected county water exten	El Centro near Old Las Vegas Hwy and US 285- longview
110 960002391	Robert	Hetzler	2395 Camino del Oso	RES-F - Residential Fringe	RES-E - Residential Estate		El Centro off of 475 hyde park rd
111 910002735	Robert	Hetzler	2377 Camino del Oso	RES-F - Residential Fringe	RES-E - Residential Estate		El Centro off of 475 hyde park rd
112	Stephen	Fiance		PDD	PDD	See Letter: These plans were approved in the Final Development Plan for Phase VII of the Master Development Plan for the resort. We discussed the County's consideration of including the dedicated Open Space area east of The Hills and Villas at Bishop's Lo	El Norte GMA Bishops Lodge
113 33667712	Elmer	Maestas	Cuyamungue	CN - Commercial Neighborhood	CN - Commercial Neighborhood	This property has always been road-side business/commercial/residential and borders commercial properties. This property has paved frontage road and access for business. Thank you.	El Norte GMA Cuyamungue
114 36006349	William, Sue, ETAL	Sauter	17655 US 84-285	RES-C - Residential ComMixed-Usenity	CG - Commercial General	Property is surrounded by general commercial zoning right off the highway. Property is better suited for commercial use	El Norte GMA Cuyamungue

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Property	First	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
115 910014240	Art and Tillie	Perez	20 B LOS QUINTANAS RD ESPANOLA, NM	TC - Traditional ComMixed-Usenity	TC - Traditional Community	Questions about uses. Ok with zoning.	El Norte GMA Espanola
116 38801585	Roberta	Royal (Evanoff)	52 Ojito Dr, Espanola	TC - Traditional ComMixed-Usenity	RES-E - Residential Estate	Existing development on adjacent properties is 1 dwelling per 2.5 acres per covenants. County of Santa Fe should not rezone to 1 dwelling per 0.75 acres.	El Norte GMA Espanola
117 38800805	Eva	Grant	17808 US 84/285	RUR - Rural	CN - Commercial Neighborhood	My interest in this parcel for on the proposed business/residential map is that the area has been historically commercial and has roadside access and lã€™d like it zoned as such for any future business interests.Ã	El Norte GMA hwy 285 frontage
118 38800805	Francisco	Maestas	17808 US 84/285	RUR - Rural	CN - Commercial Neighborhood	My interest in this parcel for on the proposed business/residential map is that the area has been historically commercial and has roadside access and lã€™d like it zoned as such for any future business interests.Ã	El Norte GMA hwy 285 frontage
119	Jacona Land Grant			Residential Fringe	Public/ Institutional	+/- 20 acres. County seeks to lease 20-25 acres from Jacona Land grant for Public/ Institutional use: transfer station, fire station, open space.	El Norte GMA Jacona Land Grant
120 184821248	Michael & Ermita	Martinez	34 Camino de Casimiro	TC - Traditional ComMixed-Usenity	TC - Traditional Community	Keep as TC	El Norte GMA La Puebla
121 43931380	Randolph	Buckley	Tesuque Triangle	Residential ComMixed-Usenity	Commercial Neighborhood	See Letter/e-mail/ attachment: assigned zoning not consistent with historic use, adjacent properties or community plan	El Norte GMA Tesuque
122 Truchas y Zorro Subdivision	Colleen	Gavin	14 Juan de Gabaldon	Rural Residential	Residential Community	See letter from Jenkins Gavin small subdivision(2008) and several lots are covered by two zoning districts	El Norte GMA Tesuque
123 Truchas y Zorro Subdivision	Colleen C.	Gavin	18 & 21 Juan de Gabaldon & 72-B Bauer Road	Rural Residential	Residential Community	See Letter/e-mail/ attachment: two zoning categories across one parcel- error- error- conflicts with SLDC; should be similar to surrounding/ adjacent properties	El Norte GMA Tesuque
124 910005478	Richard & Marceline	Montoya	Camino de Dos Rios	RES-C - Residential ComMixed-Usenity	RES-C - Residential Community	By phone: Stay as RC. Keep 1 Acre zoning.	El Norte GMA Tesuque
125 940002449	Ken	Tillim	126 Tesuque Village Road	RES-C - Residential ComMixed-Usenity	TC - Traditional Community	My property has exactly 1.50 acres. It was subdivided in 2005 with the intent of constructing 2 legal residences on .75 acres each. The same land use requirement that currently exists and is proposed for the TC classification. Also note that the property	El Norte GMA Tesuque
126 38402731	Frances R	Bustos	7 Camino Los Arboles	CN - Commercial Neighborhood	TC - Traditional Community	Currently building a residence on the property. All neighboring lots are residential.	El Norte GMA Us 285
127 38102382	Ernesta	Honstein	18558 US 84-285 ESPANOLA, NM	CN - Commercial Neighborhood	CN - Commercial Neighborhood	By phone:	El Norte GMA Us 285
128 33791360	Ernesta	Honstein	18572 US 84-285 ESPANOLA, NM	CN - Commercial Neighborhood	CN - Commercial Neighborhood	By phone:	El Norte GMA Us 285
129 38800804	Marlene	Maestas	17810 B US 84/285	CN - Commercial Neighborhood	CN - Commercial Neighborhood	Our property is road-side commercial and residential historically and is surrounded by other commercial properties. This property has paved frontage road and access for business.	El Norte GMA Us 285

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Property	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
130 33727104	Rivera	2 Camino Los Arboles	CN - Commercial Neighborhood	TC - Traditional Community	Currently is a residential property; not adjacent to US 285	El Norte GMA Us 285
131 33727872	Rivera	9 Camino los Arboles	CN - Commercial Neighborhood	TC - Traditional Community	Currently is a residential property; not adjacent to US 285	El Norte GMA Us 285
132 38800803	Ben and Patricia	17810 US 285, Cuyamungue 87506	CN - Commercial Neighborhood	MU - Mixed Use	The above parcel 38800803 has roadside access and is in the immediate area of a historical commercial parcel. This parcel should be identified in the proposed zoning residential/commercial map for any future commercial interests on parcel 38800803.	El Norte GMA Us 285 Cuyamungue
133 3375080	Ramona	5 Paseo Delores	CN - Commercial Neighborhood Rural Residential	TC - Traditional Community	There is an existing residential dwelling. Does not want property zoned commercial. Ramona Gonzales	El Norte GMA Us 285/ Cuya munque
134	Tom		Rural Residential	Traditional Community	Letter indicating that the property should be included in the Traditional Community District.	El Norte GMACHupadero
135 990000328	Dominic F	#15 Montana De Dios	RES-E- Residential Estate	TC - Traditional Community	The community had requested this classification years ago. There was no follow-up by the county. We will again be attempting to change the current classification.	El Norte GMACuartalez
136 184836608	Gilbert and Dilia	#5 Montana De Dios	RES-E- Residential Estate Rural Residential	TC - Traditional Community PDD	We have already requested this classification in the past with no action by the county. We will continue to pursue this request.	El Norte GMACuartalez
137	Stephen		Rural Residential	PDD	See Letter: Congratulations on an extensive, thorough and well-conceived piece of work, neighborhood scaled and oriented commercial uses, and does not allow a "resort" as a permitted use. I believe we agreed that a Planned Development District would be th	El Norte Rancho Encantado
138	Josephine	P.O Box 100	Residential Estate	Ag/Ranch	See Letter: I would like for the County to change the zoning for all five (5) of these parcels to "Ag/Ranch" (1 dwelling per 160 acres). This property is open pasture land that we graze cattle on and we have no intention of developing it anytime soon.	Estancia GMA
139	Milton & Judy		General	n/a	Map correction. ST RD 41 snips off corner	Estancia GMA
140 Cedar Grove	Nancy				See Letter: What was rationale for reducing lot size to 2.5 acres? Most are 40 to 80 acres. What are the county's plans for dealing with such a high density relative to water and septic,	Estancia GMA Cedar Grove
141 94433725	Dawn and Daniel	792 NM 344	RES-E- Residential Estate	RUR-R - Rural Residential	Please keep existing character of neighborhood. Cedar Grove" is a very small cluster of homes on the 1st bend of 344. Please do not change our zoning just to match theirs. Theirs is grandfathered in from the 60's. For 20 years this neighborhood stayed	Estancia GMA Cedar Grove
142 94408320	Milton	Montoya RD # 65	RES-E- Residential Estate	A/R - Ag/Ranch	This property has been agriculture/ranching since NM became a state. This property is still 100% agriculture/ranching today. We don't agree with the commercial overlay zone and the increase taxes that would be incurred by that zoning change.	Estancia GMA east of 41
143 94403456	Archie	South of B Anaya Rd.	RUR-R - Rural Residential		Our small piece of property is about one quarter acre as are the other lots around us. How do you justify zoning this area rural residential with only one dwelling per 10 acres. Which property of the 40 will be allowed to have a house? How are RV trail	Estancia GMA East of Stanley
144 910001471	Judanne	13 Rancho Del Cielo, Edgewood	RES-E- Residential Estate		How do I find out if the land down the street at 40 Rancho Del Cielo which is also to be zoned Residential Estate, has or can get an exception? It currently appears to be operating as a salvage yard with over 75 vehicles on it.	Estancia GMA Edgewood
145 95253469	Jonnie Mae	288 Dinkie Rd	TC - Traditional ComMixed-Usenity	CG - Commercial General	Jonnie Mae Finley signed by P.O.A William H Finley email: wfinley28@msn.com Power of attorney forms attached. The three other owners of 344 Dinkie Rd are commercial and we request commercial general for the SW corner.	Estancia GMA Edgewood
146 960000784	Brenda Kay	35 RAINING SKY DR EDGEWOOD, NM	RES-F - Residential Fringe	RUR-R - Rural Residential	By phone: Wants all this to be 10 acres-- they believe it should be 10 acres, surrounding is 10 acres (Bernalillo County and Town)	Estancia GMA Edgewood

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Property	First	Field2	Address	Proposed/Zoning	Requested Zoning	General Comment	Geography
147 94407930	Teresa L. & Nathan	White	145 Church st	TC - Traditional ComMixed-Usenity	MU - Mixed Use	We have already obtained a business license for a small family farm. Growing and selling plants and produce is what we are licensed for. Please advise as to which zoning we will need to apply for. Thank you	Estancia GMA Edgewood
148 94428900	R	Johanson	2083 Old U.S. 66 Edgewood	CG - Commercial General	TC - Traditional Community	Commercial general first 224 +/- feet; remainder traditional community	Estancia GMA Edgewood old route 66
149 910001041	Carl & Josephine	Bassett	0 Hill Ranch Road E. Edgewood	RES-E- Residential Estate	A/R - Ag/Ranch	This parcel of property is part of a larger 960 acre ranch that has been used for grazing livestock since statehood in 1912. We have no intention to develop this property any time soon. We therefore request that this property's zone classification be cha	Estancia GMA Edgewood Area
150 910001038	Carl & Josephine	Bassett	0 Hill Ranch Road E. Edgewood	RES-E- Residential Estate	A/R - Ag/Ranch	This parcel of property is part of a larger 960 acre ranch that has been used for grazing livestock since statehood in 1912. We have no intention to develop this property any time soon. We therefore request that this property's zone classification be ch	Estancia GMA Edgewood Area
151 910001026	Carl & Josephine	Bassett	0 Hill Ranch Road E. Edgewood	RES-E- Residential Estate	A/R - Ag/Ranch	This parcel of property is part of a larger 960 acre ranch that has been used for grazing livestock since statehood in 1912. We have no intention to develop this property any time soon. We therefore request that this property's zone classification be ch	Estancia GMA Edgewood Area
152 910001033	Carl & Josephine	Bassett	0 Edgewood, Edgewood	RES-E- Residential Estate	A/R - Ag/Ranch	This parcel of property is part of a larger 960 acre ranch that has been used for grazing livestock since statehood in 1912. We have no intention to develop this property any time soon. We therefore request that this property's zone classification be ch	Estancia GMA Edgewood Area
153 910001029	Carl & Josephine	Bassett	0 Edgewood, Edgewood	RES-E- Residential Estate	A/R - Ag/Ranch	This parcel of property is part of a larger 960 acre ranch that has been used for grazing livestock since statehood in 1912. We have no intention to develop this property any time soon. We therefore request that this property's zone classification be ch	Estancia GMA Edgewood Area
154 96006873	R	Johanson	2083 Old U.S. 66 Edgewood	CG - Commercial General	TC - Traditional Community	Commercial General Front 224 +/- feet; traditional community remainder	Estancia GMA Edgewood old route 66
155 99100648	Debbie	Smith	near Stanley	RUR-R - Rural Residential	A/R - Ag/Ranch	All grazing land, wants to stay in grazing-- too expensive to develop no water-- taxes will go up if it becomes residential--	Estancia GMA near Stanley
156 99301429	Leon	Ricter	2042 Hwy 333	TC - Traditional ComMixed-Usenity	RUR-R - Rural Residential	We believe the zoning classification to the west of us for Traditional Community zoning of 3 dwellings/acre is too much for the rural setting in the area. We would ask that it be changed to rural residential.	Estancia GMA Old Rt 66
157 94562716	Tom and Kandy	Perkins	299 NM 472	RES-E- Residential Estate	A/R - Ag/Ranch		Estancia GMA outside stanley
158 94562716	Tom and Kandy	Perkins	299 NM 472	RES-E- Residential Estate	A/R - Ag/Ranch		Estancia GMA outside stanley
159 910008293	Kenneth	Brown	680 State Road 344	RES-E- Residential Estate	RUR-F - Rural Fringe	Ken Brown@Deb Matthew@tarlight Ranch@reducing will, over time, end up running out livestock (horses, cattle) as area develops; dogs chasing livestock, forcing Extranosa water use, wells going dry, people shooting livestock.	Estancia GMA ranch land
160 960002782	John E & Karen A	Grubbs	37 Huston Rd.	RES-E- Residential Estate	RUR - Rural	See Letter: Our property along with most of the surrounding lands is currently zoned agricultural. There is currently not enough water in the area to support the residences already built here. Several of our neighbors are hauling water because thei	Estancia GMA s of edgewood/ i-40
161 98207287	John & Eileen	Boehm	33 Heritage Rd	RES-E- Residential Estate	A/R - Ag/Ranch	{505}281-2694 6.65 Acres Has orchard, garden, raise pigs. Check to see if he falls under a hog house (per function #) structure # 82000 raises liters, slaughters and sells. Has been operating for over 30 years.	Estancia GMA s of rt 66
162 94411200	William	Bell	1441 NM 344	RUR-F - Rural Fringe	RUR-F - Rural Fringe	Thank you folks for the work you have all done on this project! I believe rural fringe is the correct zoning. By definition on page 347 of the SLDC we should be considered a church and we do want to lose this. We h	Estancia GMA San Pedro

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Property	First	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
163 98801005	Drena	Kingman	17 Windgate	RES-E- Residential Estate	RES-C - Residential Community	This lot and others in this area are 2 acres, not 2.5 acres as RES-E is specified.	Estancia GMA south of hwy 472 north of edgewood
164 66008314	Leo C	Ferran	35 Vista Alondra	RES-F - Residential Fringe Rural	RES-E - Residential Estate	Smaller lots around, why did Residential Estate line go around this property?	Gallisteo GMA off of hwy 14
165	Colleen	Baker			Ag/ Ranch	See Letter: Mt. Chachihuitl open space acquisition The change in zoning could potentially affect the valuation of the properties and our negotiations. Please review the proposed zoning and let me know as soon as possible if the Rural zoning is correct a	Gallisteo GMA
166 Buena Vista LLC	Jim	Siebert		Ag/ Ranch	Rural and Rural Residential	See letter from Jim Siebert. The current draft zoning map designates this property as Arg/ranch. The current SLDC allows for lot sizes of 40 acre tracts with water conservation restrictions. The partners of Buena Vista would like to have the parcel zon	Gallisteo GMA
167 Apache Springs	Joe	Ortiz		Rural Residential	Residential Estate	See Letter from San Cristobal Development regarding existing master plan approval.	Gallisteo GMA ? Apache Springs/ San Cristobal
168	David	Burling	145 Bishop Lamy Road	Commixed-Useinity District	285 Corridor District	Please ensure that the 2005 US Highway 285 South Corridor Plan and Ordinance be used as an overlay to the County Zoning map. This will assure that the hard work of those who passed this Ordinance and the look of our neighborhood will be protected. After a	Gallisteo GMA 285
169	Greg	Colello	Eldorado Community Improvement Association, Director Elec	Commixed-Useinity District	US 285	Santa Fe County Commissioners,	Gallisteo GMA 285
170	Mark	Hannan		Commixed-Useinity District	285 Corridor District	As a new ECIA Board Director as of May 5, I would like to associate myself with the below copied opinion from Los Caballos. It's easier than writing my own opinion. Obviously I cannot speak for the entire ECIA Board. Since	Gallisteo GMA 285
171	Robert	Hazen		Commixed-Useinity District	285 Corridor District	Dear Commissioner Holian, The 285 South Ordinance was adopted in 2005 after a lot of hard work by the homeowners along this corridor. Please ensure that the protection the 285 South Ordinance affords this area are included in the new County Zoning Map, ei	Gallisteo GMA 285
172	Cathy	Lewis		Commixed-Useinity District	285 Corridor District	See Letter: adoption of the 2005 HWY 285 South Ordinance and its immediate inclusion in the new County Zoning Map would be in the best interest of the 285 corridor community. At the very least the 2005 ordinance should be used as a 285 south overlay since	Gallisteo GMA 285
173	Teresa	Seamster		Commixed-Useinity District	285 South Corridor	Dear Commissioner Holian, The 285 South Ordinance was adopted in 2005 after a lot of hard work by homeowners along this corridor. Please ensure that the protections it affords this area are included in the new County Zoning Map, either directly or as an	Gallisteo GMA 285
174 Bonanza Creek	Rick	Hughes			commencil general	See letter/e-mail/ attachment:Letter requesting that the zoning map include an 'overlay' of design standards consistent with the US 285 South Corridor Ordinance 2005-8.	Gallisteo GMA Bonanza Creek
175 950000281	Douglas	Brinkman	59 Ranchos Canoncito	RUR-R - Rural Residential	RES-F - Residential Fringe	See letter/e-mail/ attachment: A pre-existing movie set - request that area be included in SDA 1 and zoned Residential adjacent zoning & water l	Gallisteo GMA Bonanza Creek
176 238800196	Julia and Carlos	Castro	47 Camino Apolonia Canoncito Santa Fe NM 87505	RES-E- Residential Estate	RES-C - Residential Community	i wish to object to the proposed zoning of my property to RUR-R (one dwelling per 10 acres), and would propose that my property be zoned RES-F (one dwelling per 5 acres). several nearby lots are already between 5 and 10 acres, and the covenants that came	Gallisteo GMA canoncito
						The one parcel of property I own at this address was divided in the early seventies and it is a 1 acre family portion. The area is already portioned as residential community and only needs the formal classification so that the residents can have a clear t	Gallisteo GMA Canoncito

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Property	First	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
177 238601869	Delfina	Gonzales	56 Camino Apolonia Santa Fe NM 87505	RES-E- Residential Estate	RES-C - Residential Community	My parents separated their land into one acre portions (1970s). One acre has provided sufficient space, privacy and prevents overcrowding.	Galisteo GMA Canoncito
178 235253585	Terri Cecilia	Gonzales	44 Camino Apolonia	RES-E- Residential Estate	RES-C - Residential Community	I would like to request a zoning reclassification because I would like to leave my property to my children, evenly divided before I die. This property was homesteaded in 1987 and has been passed down to the children since then. We humbly ask (plead) that	Galisteo GMA Canoncito
179 235253586	Terri Cecilia	Gonzales	36 Camino Apolonia	RES-E- Residential Estate	RES-C - Residential Community	I would like to request a zoning reclassification because I would like to leave my property to my children, evenly divided before I die. This property was homesteaded in 1987 and has been passed down to the children since then. We humbly ask (plead) that	Galisteo GMA Canoncito
180 238901171	Andres Lucio	Ortiz	12 Camino Apolonia Santa Fe NM 87505	RES-E- Residential Estate	RES-C - Residential Community	We are currently installing S.F. County water system service. Property here was initially acquired as Homestead from the United States of America in 1897 certificate no. 2316. It has been passed down as family transfer since then. This is why we would lik	Galisteo GMA Canoncito
181 99304053	Andres Lucio	Ortiz	12 Camino Apolonia Santa Fe NM 87505	RES-E- Residential Estate	RES-C - Residential Community	We are currently installing S.F. County water system service. Property here was initially acquired as Homestead from the United States of America in 1897 certificate no. 2316. It has been passed down as family transfer since then. This is why we would lik	Galisteo GMA Canoncito
182 238901079	Andres Lucio	Ortiz	12 Camino Apolonia Santa Fe NM 87505	RES-E- Residential Estate	RES-C - Residential Community	We are currently installing S.F. County water system service. Property here was initially acquired as Homestead from the United States of America in 1897 certificate no. 2316. It has been passed down as family transfer since then. This is why we would lik	Galisteo GMA Canoncito
183	Andy	Ortiz	12 Camino Apolonia	Residential Estate	Residential Community	See Letter/e-mail/ attachment: chain rational- county water to canoncito may justify higher density?	Galisteo GMA Canoncito
184 99304052	Andres Lucio	Ortiz	12 Camino Apolonia Santa Fe NM 87505	RES-E- Residential Estate	RES-C - Residential Community	We are currently installing S.F. County water system service. Property here was initially acquired as Homestead from the United States of America in 1897 certificate no. 2316. It has been passed down as family transfer since then. This is why we would lik	Galisteo GMA Canoncito
185 235253579	Reynaldo	Ortiz	10 Camino Apolonia	RES-E- Residential Estate	TC - Traditional Community		Galisteo GMA Canoncito
186 235253587	Benedict	Ortiz	28 Camino Apolonia	RES-E- Residential Estate	RES-C - Residential Community		Galisteo GMA Canoncito
187 910020207	Pueblo of Pojoaque Deve corp	Pueblo of Pojoaque Deve corp	Downs Santa Fe	PDD	PDD	See Letter/e-mail/ attachment: appropriate zoning district	Galisteo GMA Canoncito
188 99303039	Sam	Quintana	16 A Calle Canoncito	Rural Residential	Residential Estate		Galisteo GMA Canoncito
189 99304008	Diego	Quintana	3-b Calle Gurule	RF-Rural Fringe	RES- F Residential Fringe	See Letter/e-mail/ attachment: bought years ago intended to subdivide to transfer to sons- two sides Residential estate	Galisteo GMA Canoncito
190 99303038	Gerard	Quintana	32 Calle de Barrio	Rural Residential	Residential Estate		Galisteo GMA Canoncito
191 99304009	Richard	Romero	3-c Calle Gurule	RF-Rural Fringe	RES- F Residential Fringe	See Letter/e-mail/ attachment: bought years ago indented to subdivide to transfer to sons- two sides Residential estate	Galisteo GMA Canoncito
192 76008705	George	Allen	0 Trigg Trl, Cerrillos	RUR - Rural	RUR-R - Rural Residential	I have a 20 acre property that is in an area proposed for 40 acres per dwelling unit. This ranch was subdivided decades ago and 80 of the properties are less than 40 acres. If you make your proposed change, I assume that you will reduce my current tax a	Galisteo GMA Cerrillos

SLDC Zoning Map Adoption Draft Public Comment

Property	First	Field2	Address	Proposed Zoning	Requested Zoning	General Comment	Geography
193 7600076	Gerald, Sharleen	Britton, Pfeiffer-An	0 Red Rock Road, Cerrillos	RUR - Rural	RUR-F - Rural Fringe	Property needs to be divided into 20 acre parcels-- 1 dwelling per 20 acres.	Gallisteo GMA Cerrillos
194 76008623	Todd	Brown	17 Waldo St Cerrillos, NM 87010	CN - Commercial Neighborhood	CN - Commercial Neighborhood	This parcel was not correct on map and has been changed at mapping department. The change should reflect my entire parcel. See attached image.	Gallisteo GMA Cerrillos
195 126000534	Eldorado Area Water	Eldorado Area Water	190 Ave. Vista Grande	RES-E- Residential Estate	P/I - Public/Institutional	From: James Jenkins President, Eldorado Area Water & Sanitation District (805-699-6645) president@eldoradowaterdistrict.com	Gallisteo GMA Eldorado
196 128206524	Pamela	Hyde	60 Balsa Rd	RUR-F - Rural Fringe		We live in Eldorado where we have about 1 acre+ per dwelling. Our house is on a little over an acre. The zoning map says we would be Rural Fringe with 1 dwelling per 20 acres. How will this zoning proposal have an impact on our property or neighborhood?	Gallisteo GMA Eldorado
197 126000534	EAWSD	None	190 Avenida Vista Grande	RES-E- Residential Estate	CN - Commercial Neighborhood	This subject property has had master plan and preliminary development plan to allow for EAWSD to have offices and maintenance shop for the district	Gallisteo GMA Eldorado
198 126000534	Eldorado	Water District	190 Avenida Vista Grande	RES-E- Residential Estate	CN - Commercial Neighborhood	This property was zoned by master plan action for business offices and a yard for the Eldorado Area Water and Sanitation District	Gallisteo GMA Eldorado
199 Trenza	Gretchen	Grogan		Mixed-Use/ Multiple Zoning Designations	PDD & Rural	See Letter: Commonweal's concern about the recently released Adoption Draft of the Zoning Map is that it changes the land use and zoning designations that have been assigned to the Gallisteo Basin Preserve over the past four years.	Gallisteo GMA Gallisteo Preserve
200 235053184	Joseph & Marie	Armijo	St Rd 50 # 238	TC - Traditional ComMixed-Usenity	TC - Traditional Community		Gallisteo GMA Glorieta
201 104596802	Kenneth	Dimon	176 NM Highway 34, Glorieta	A/R - Ag/Ranch	RUR - Rural	We are requesting this change as our adjoining neighbor has subdivided his same-sized parcel in order to grant ownership to each of his children. We would like to do the same. Thank you for your consideration.	Gallisteo GMA Glorieta Mesa
202 236009853	Candace & Tony	Lewis	0 Glorieta Mesa	A/R - Ag/Ranch	RUR-R - Rural Residential	It appears as though the zoning would eliminate any possibility of use of the land for an off-the grid home, is that right? We bought this land with the dream of retiring here and building an ecologically sustainable home. There is a structure on the adjo	Gallisteo GMA Glorieta Mesa
203 910019161	Francois-Marie	Patorni	804 Ojo de la Vaca Rd	A/R - Ag/Ranch	A/R - Ag/Ranch	I commend the County staff for following the draft zoning of the Land Development Plan, as Glorieta mesa's cultural values and environment need to be preserved. Various correspondence is already on file with the County.	Gallisteo GMA Glorieta Mesa
204	John and Catherine	Stanton	1550 Hazelwood Rd Clarksville, TN, 37042			Dear Sirs, we have property -0 Glorieta Mesa-TR1 T15N R11E S3-86.119 AC TR15 n R11E S3 78.839 AC TR2 We have had this property for 11 years! In one of the letters sent concern	Gallisteo GMA Glorieta Mesa
205 95253687	Mary Ann	Cook	50 Avenida Del Monte, Golden NM	RUR-R - Rural Residential	RES-F - Residential Fringe		Gallisteo GMA Golden
206	Karen	Yank	Turquoise Trail	General	Overlay District	All through the planning and writing of the new code Steve Ross had promised us to include an overlay zone for the Turquoise Trail intended to help protect it from encroachment of negative impacts to its scenic qualities preserving it for the future. We w	Gallisteo GMA hwy 14
207	Walter	Wait	San Marcos	Mixed-Use & Industrial		See Letter/e-mail/ attachment: The San Marcos Association objects to the proposed inclusion of large blocks of "mixed use" and "industrial" zoning along State Route 14 between the County Jail and the Turquoise Trail Elementary School. We believe that it i	Gallisteo GMA hwy 14 and San Marcos

Recommended Changes to Zoning Map Adoption Draft 05.23.14

Public Institutional

County properties identified in the attached spreadsheet to include County Fire Stations, Community Centers, Senior Centers and Open Space Properties.

Planned Development Districts:

Properties that have Master Plan for Mixed Use or Commercial development will be assigned a PDD to include the following properties:

1. Change Trenza PDD from multiple zoning districts (Rural, Ag/Ranch, PDD) to include entire Master Planned Area to PDD.
2. Change Las Campanas from Residential Estate to include entire Master Planned Area to PDD.
3. Change Rancho Encantado Master Plan from Commercial Neighborhood to PDD.
4. Consider Change for Ten Thousand Waves Master Plan from Commercial Neighborhood to PDD.

Mixed Use

1. Change Tierra de Oro property from Mixed Use to Residential.

Commercial Neighborhood

1. Change Hasty Plumbing from Residential Estate to Commercial Neighborhood.
2. Change Gerard Martinez property from Residential Estate to Commercial Neighborhood.



PARCEL NUMBER	SITE ADDRESS	SITE	OWNER NAME	DRAFT SLDC ZONING DISTRICT, 3/21/14	ACRES	DESCRIPTION OF USE
128310525	13 KINSELL AVE	STANLEY	SANTA FE COUNTY	Traditional Community	1.73	Fire Station
910009446	38 OLD LAMY TRL	LAMY	SANTA FE COUNTY	Rural	35.62	Fire Station
910002039	35 & 39 AVENIDA VIEJA	GALISTEO	GALISTEO COMMUNITY CORP	Traditional Community	5.21	Fire Station and Galisteo Community Center
126000461	3 TURQUOISE TRAIL CT	SANTA FE	COUNTY OF SANTA FE	Rural Residential	2.29	Fire station
124624328	144 AVENIDA VISTA GRANDE	SANTA FE	SANTA FE COUNTY	Residential Estate	2.07	Fire station
23344102	167 AVENIDA CASA DEL ORO	SANTA FE	SANTA FE COUNTY	Residential Estate	1.53	Fire station
23490816	133 SETON VILLAGE RD	SANTA FE	ACADEMY FOR THE LOVE OF LEARNING	Rural Fringe	43.55	Non-profit adult learning center
0	21 SETON VILLAGE RD	SANTA FE	SANTA FE COUNTY	Rural Fringe	1.67	Fire station
124624807	0 PUBLIC SCHOOL PROPERTY	LAMY	SANTA FE COUNTY	Residential Fringe	50.03	Santa Fe County property/planned Lamy fire station site
910010204	43 FIRE STATION RD	SANTA FE	BOARD OF EDUCATION CITY OF SF	Residential Estate	16.57	Santa Fe Public School District vacant property
126000534	190 AVENIDA VISTA GRANDE	GLORIETA	COUNTY OF SANTA FE	Residential Estate	0.79	Fire station
188901364	31 FIREHOUSE RD	ESPANOLA	ELDORADO AREA WATER &	Residential Estate	5.43	Eldorado water system storage tank and offices
99304787	7 JOSE SIMON DRI	CHIMAYO	LA PUEBLA FIRE DEPARTMENT	Traditional Community	1.85	Fire station
38901665	354 JUAN MEDINA RD	CHIMAYO	SANTA FE COUNTY	Traditional Community	0.26	Chimayo fire station/community center
98402703	10 MYSTIC LN	SANTA FE	SANTA FE COUNTY	Traditional Community	1.61	County-owned community center
910002704	114 QUAIL TRL	EDGEWOOD	NM STATE HIGHWAY DEPT	Commercial General	4.99	NMDOT road maintenance center
99305536	18 DINKLE RD	EDGEWOOD	ADELPHI INC	Traditional Community	9.24	County-owned senior center
99305536	1 EL ALTO	SANTA FE	SANTA FE COUNTY	Residential Estate	1.08	Fire station
99305536	205 JUAN MEDINA RD	CHIMAYO	SANTA FE COUNTY	Traditional Community	1.50	County-owned community center in Rio En Medio
910004626	650 NM 344	CHIMAYO	SANTA FE COUNTY	Rural	6.49	Head Start program facility south of Chimayo
99303570	11 & 22 W KINSELL AVE	EDGEWOOD	NIX LIVING TRUST	Traditional Community	0.90	Fire station
910003008	8 LAS LOMAS DR	STANLEY	SANTA FE COUNTY	Residential Estate	0.59	Fire station
970000046, 970000044, 970000043, 23399424		SANTA FE	SANTA FE HOUSING AUTHORITY	Traditional Community	0.40	Fire station
910004140			SANTA FE COUNTY (OWNER, EASEMENT,)	Mixed Use	1.77	Head Start program
910012234			SANTA FE COUNTY (OWNER, EASEMENT,)	Residential Fringe	95.11	ARROYO HONDO OPEN SPACE
980001603			SANTA FE COUNTY (OWNER, EASEMENT,)	Residential Estate	5.23	CANADA ANCHA TRAIL HYDE PARK ESTATES
910012235			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural Residential	12.56	EL PANASCO BLANCO OPEN SPACE
33760101			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural Residential	11.42	EL PANASCO BLANCO OPEN SPACE EL TANQUE
64277504, 990000723			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural Residential	69.31	EL PANASCO BLANCO OPEN SPACE LOS CARRIZALES
128310525			SANTA FE COUNTY (OWNER, EASEMENT,)	Traditional Community	5.18	EL RANCHO OPEN SPACE
99304035			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural Fringe	149.01	LA CIENEGUILLA OPEN SPACE
			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural	91.17	LAMY OPEN SPACE
			SANTA FE COUNTY (OWNER, EASEMENT,)	Residential Fringe	60.51	LOS CAMINITOS
			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural Fringe	468.24	LOS CAMINITOS
			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural Residential	37.85	LOS CAMINITOS
186005501, 186005503, 99304804, 76004133			SANTA FE COUNTY (OWNER, EASEMENT,)	Traditional Community	40.14	LOS POTREROS
76004208			SANTA FE COUNTY (OWNER, EASEMENT,)	Traditional Community	11.95	MADRID OPEN SPACE GREENBELT AND CHURCH LOT
99306436			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural	45.36	MADRID OPEN SPACE WILDERNESS
99306436			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural	315.44	MOUNT CHALCHIHUITL
910001862			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural Residential	114.44	MOUNT CHALCHIHUITL
970000902, 970000901, 970000900			SANTA FE COUNTY (OWNER, EASEMENT,)	Ag / Ranch	1,350.49	ORTIZ MTS OPEN SPACE
910008054			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural	122.25	RIO EN MEDIO OPEN SPACE
405224960			SANTA FE COUNTY (OWNER, EASEMENT,)	Ag / Ranch	159.83	SAN PEDRO OPEN SPACE
910014377			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural	104.81	TALAYA HILL OPEN SPACE PARKER
			SANTA FE COUNTY (OWNER, EASEMENT,)	Rural	180.43	TALAYA HILL OPEN SPACE PICHACO PEAK

PARCEL NUMBER	SITE ADDRESS	SITE	OWNER NAME	DRAFT S/LDC ZONING DISTRICT, 3/21/14	ACRES	DESCRIPTION OF USE
43943680, 910005020			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Rural	155.68	TESUQUE CREEK OPEN SPACE
910019897, 910002281			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Ranch	185.26	THORNTON RANCH OPEN SPACE
910002280, 910005945, 910010026, 910010013			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Rural	1,721.03	THORNTON RANCH OPEN SPACE
910010855			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Planned Development Dist	1.67	ARROYO HONDO TRAIL - PETCHESKY
910010855			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Planned Development Dist	1.68	ARROYO HONDO TRAIL - PETCHESKY
910010851			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Planned Development Dist	6.00	ARROYO HONDO TRAIL - PETCHESKY
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Residential Estate	29.10	SANTA FE RAIL TRAIL
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Residential Estate	10.77	SANTA FE RIVER GREENWAY
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	0.17	SANTA FE RIVER GREENWAY
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Commercial Neighborhood	1.62	SANTA FE RIVER GREENWAY SAN ISIDRO
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Residential Estate	22.79	SANTA FE RIVER GREENWAY SAN ISIDRO
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	12.96	SANTA FE RIVER GREENWAY SAN ISIDRO
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	OR LEASE)	7.30	SPUR TRAIL
99304787			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	0.50	BENNIE J. CHAVEZ COMMUNITY CENTER PARK
970002726			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Residential Estate	3.51	BURRO LANE PARK
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	0.30	CUNDIYO COMMUNITY CENTER PARK
98402703			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	9.45	EDGEWOOD SENIOR CENTER PARK
99598592			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	0.10	EL RANCHO COMMUNITY CENTER BASKETBALL COURT
910018650			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	0.25	GALISTEO COMMUNITY PARK
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	5.02	LA PUEBLA PARK
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Residential Fringe	50.06	LAMY PARK
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	1.00	NAMBE COMMUNITY CENTER PARK
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	0.20	POJOAQUE SPORTS FIELDS
			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	0.25	RIO EN MEDIO COMMUNITY CENTER PARK
910008683			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Residential Estate	64.29	ROMERO PARK
910008683			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	5.88	ROMERO PARK
99303572			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Traditional Community	0.50	STANLEY COMMUNITY PARK
99305536			SANTA FE COUNTY (OWNER, EASEMENT, OR LEASE)	Rural	0.20	CHIMAYO HEADSTART / MULTIPURPOSE COURT

Parcel ID	Name	Residential Estate
239302649	Wade and Rhea Butler	Residential Estate
910015963	Gerard Martinez	Residential Community
910021060	Rancho Encantado LLC	Commercial Neighborhood
910021059	Rancho Encantado LLC	Commercial Neighborhood
	Trenza	Multiple
	Las Campanas	Residential Estate
	Tierra de Oro	Mixed Use

Proposed Zoning

Commercial Neighborhood

Commercial Neighborhood

PDD

PDD

PDD

PDD

Residential