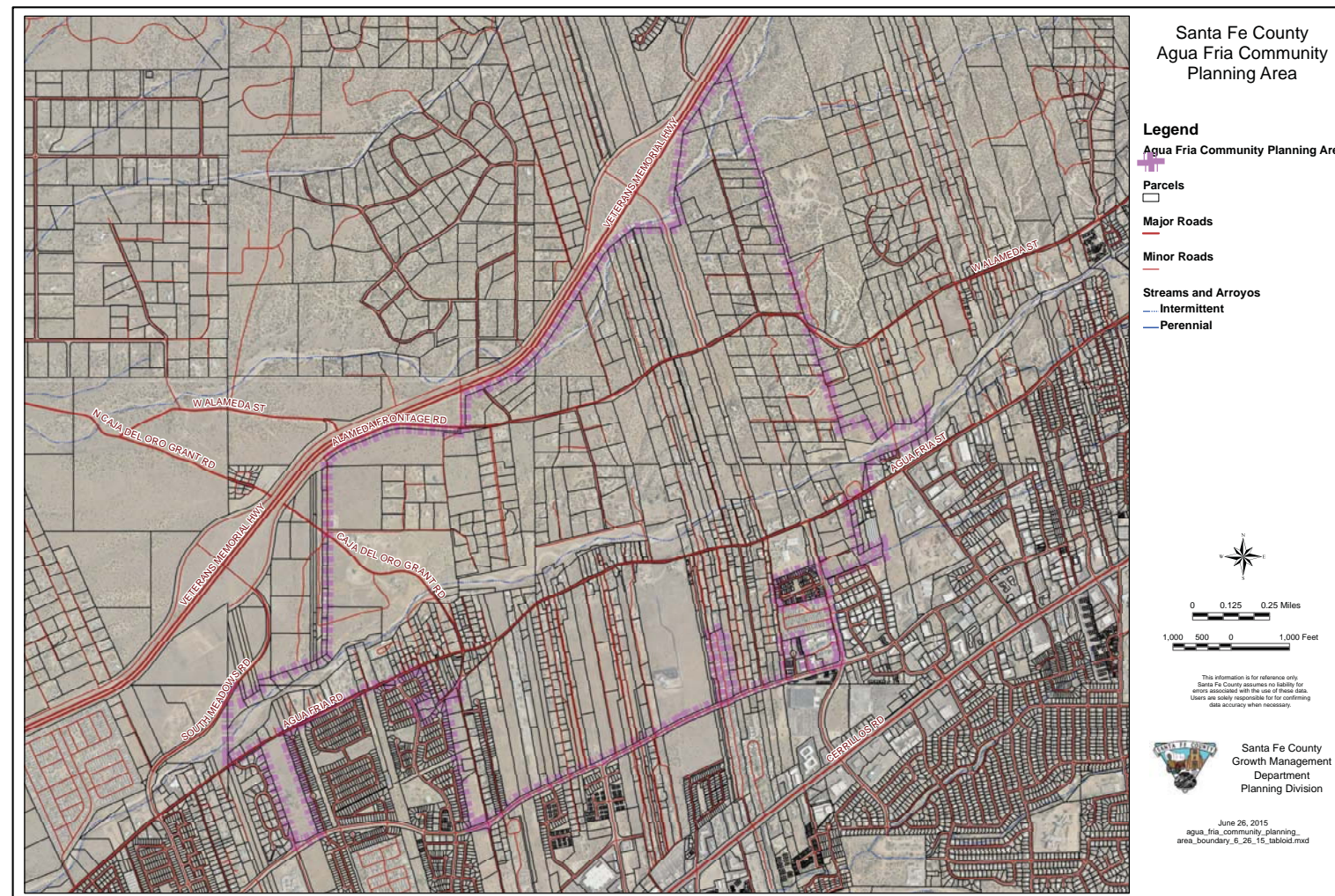


# Village of Agua Fria Community Plan

Welcome!

## Village of Agua Fria Planning Area Boundary



- This is an open house.
- Please sign in and get a name tag.
- We invite you to walk around and view all the posters.
- We are here to answer any questions regarding the process, the drafts and the anticipated outcomes.
- Please feel free to add any comments to the posters.
- Please discuss any questions or comments with your neighbors and County staff.
- Grab a drink and some snacks.

# Why are we here?

1. Community Planning was started in Santa Fe County in 1998 as an innovative way to work directly with communities in addressing local needs in planning for future growth. County staff have worked with community members in many communities to create plans that serve as a guide for future development, land use, community facilities, projects and programs for the specific community.

2. Adopted community plans are adopted by the Board of County Commissioners which are amendments to the County-wide growth management plan.

3. Ordinances are then developed from the Community plans to create the standards and regulations needed to implement the goals and specific land uses requirements identified in the community plan.

4. In 2010, the County adopted the Sustainable Growth Management Plan (SGMP) to replace the County's 1996 Growth Management Plan. All existing and any new community plans were adopted, as amendments to the SGMP and are an active element of the County-wide comprehensive plan.

5. In 2013, the County adopted the Sustainable Land Development Code (SLDC) which is the new framework for County-wide land use and zoning regulations.

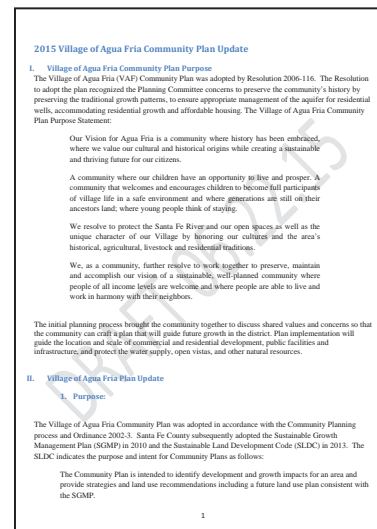
6. In 2015, the BCC established Planning Communities to work with County staff and initiated a Community Planning Process to:

- Update existing Community Plans, as needed, and to amend the SGMP with those updates.
- Develop Community District Overlays to serve as separate sections of the SLDC and identify land use regulations specifically tailored to the individual community.
- The Planning Process has also identified zoning specifically tailored to the local community, using the standards identified in the SLDC.

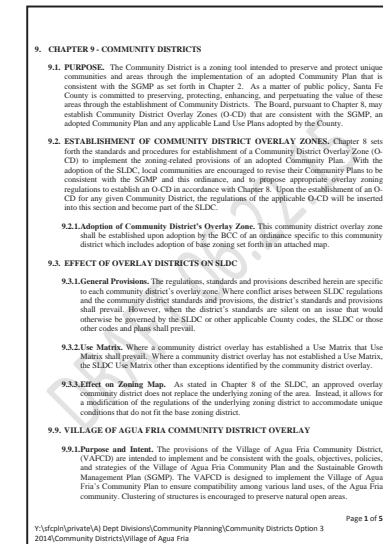
7. The reason we have invited you here is to meet with your family, neighbors and staff who have helped work on the Community Planning Update process and to get your feedback on the work that has been completed.



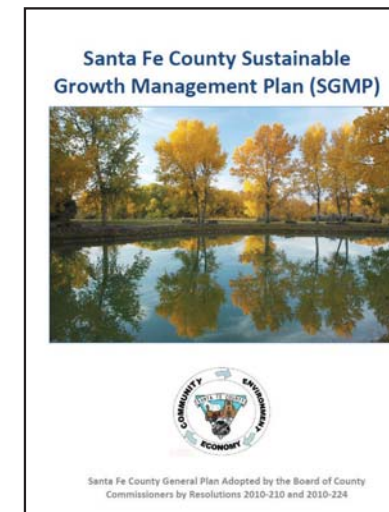
The Village of Agua Fria Plan was Adopted by the BCC in Resolution 2006-116.



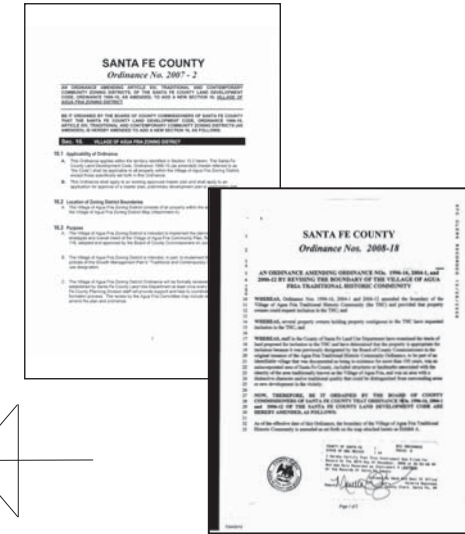
The Village of Agua Fria 2015 Plan Update will be an amendment to the Plan and SGMP.



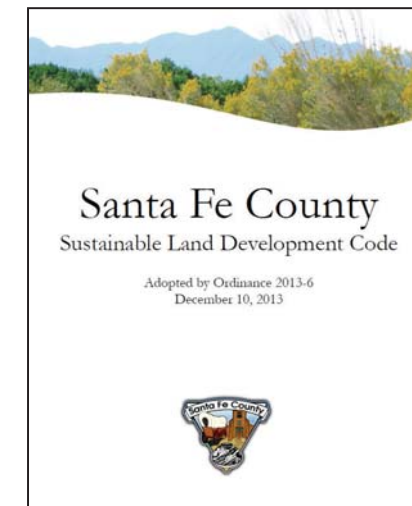
The Proposed Village of Agua Fria Community District Overlay which was informed by the Agua Fria Plan and Agua Fria Ordinance.



The Village of Agua Fria Plan and 2015 Update are amendments to the 2010 SGMP.



Village of Agua Fria Ordinance 2007-2 and 2008-18.



The Village of Agua Fria Overlay will be included into the SLDC.

# Village of Agua Fria Community Plan

## Village of Agua Fria Plan

### Timeline:

- June 10, 2003: The Board of County Commissioners (BCC) adopted Resolution 2003-82 which established a Planning Committee and authorized a planning process to start in the community.
- July 11, 2006: The BCC adopted the Village of Agua Fria Plan through Resolution 2006-116.
- March 13, 2007: The BCC adopted Ordinance 2007-2 to create the Village of Agua zoning district.
- December 9, 2008: The BCC adopted Ordinance 2008-18 to revise the boundary of the Village of Agua Fria Traditional Historic Community.

### Village of Agua Fria Plan Vision:

*Our Vision for Agua Fria is a community where our history has been embraced, where we value our cultural and historical origins while creating a sustainable and thriving future for our citizens.*

*A community where our children have an opportunity to live and prosper. A community that welcomes and encourages children to become full participants of village life in a safe environment and where generations are still on their ancestors land; where young people think of staying.*

*We resolve to protect the Santa Fe River and our open spaces as well as the unique character of our Village by honoring our cultures and the area's historical agricultural livestock and residential traditions.*

*We, as a community, further resolve to work together to preserve, maintain and accomplish our vision of a sustainable, well planned community where people of all income levels are welcome and where people are able to live and work in harmony with their neighbors.*

*The citizens of Agua Fria Village adopt this vision statement to serve as the guiding principle for the creation of this plan.*

# Village of Agua Fria Community Overlay District Process

## Completed Phases:

### (What has been completed)

1. Community Plan Review and Proposed Updates
  - a. Reviewed existing Community Plan
  - b. Reviewed updated Community Profiles
  - c. Reviewed Existing Land Use
  - d. Reviewed regulatory framework
  - e. Developed Future Land Use Plan
2. Review Zoning Map Draft and Community District Ordinance
  - a. Reviewed existing community district ordinance and zoning,
  - b. Reviewed adoption draft zoning map from March 2014
  - c. Reviewed SLDC in relation to the community district,
  - d. Proposed Use Matrix, community district standards and proposed zoning.
3. Update Community Plan, review zoning map and Community District Overlay drafts
  - a. Community Plan Update Draft,
  - b. Reviewed community district zoning map draft
  - c. Community district overlay Draft

## Current Phases:

### (Where we are now)

4. Two (2) Community wide meetings to review:
  - a. Community Plan Updates
  - b. Community District Overlay
  - c. Zoning Districts

## Future Phases:

### (Where we are going)

5. BCC public Hearings:
  - a. Community Plan (SGMP Amendment)
  - b. Official Zoning Map (Zoning Map Adoption Process)
  - c. SLDC Amendment Process for Community Districts (SLDC Amendment Process)

## Community Participants:

The Village of Agua Fria Community had 6 Planning Committee meetings at the Nancy Rodriguez Community Center from March to May 2015. These meetings generally lasted 2 hours and averaged 13 participants per meeting. The list to the right is every Community member that attended a meeting during this process.

Gilbert Tercero  
 Ramon Romero  
 Zane Fischer  
 Henry Chavez, Jr  
 Lois Mee  
 William H. Mee  
 Tai Bixby  
 Gloria P. Narvaiz  
 Toby T. Mora  
 David Montoya  
 Santos Montoya  
 Ricardo Sanchez  
 Larry Almanzar

Connie Almanzar  
 Brenda Cazano  
 Doug Ottersberg  
 Chaz Gormley  
 Jaimie & Scott Lippman  
 Charlie Gonzales  
 Santi & David Motez  
 Susan Stokes  
 Maria B. Slurti  
 Marta Nystrom  
 Eugene Farnum  
 Brenda Catano

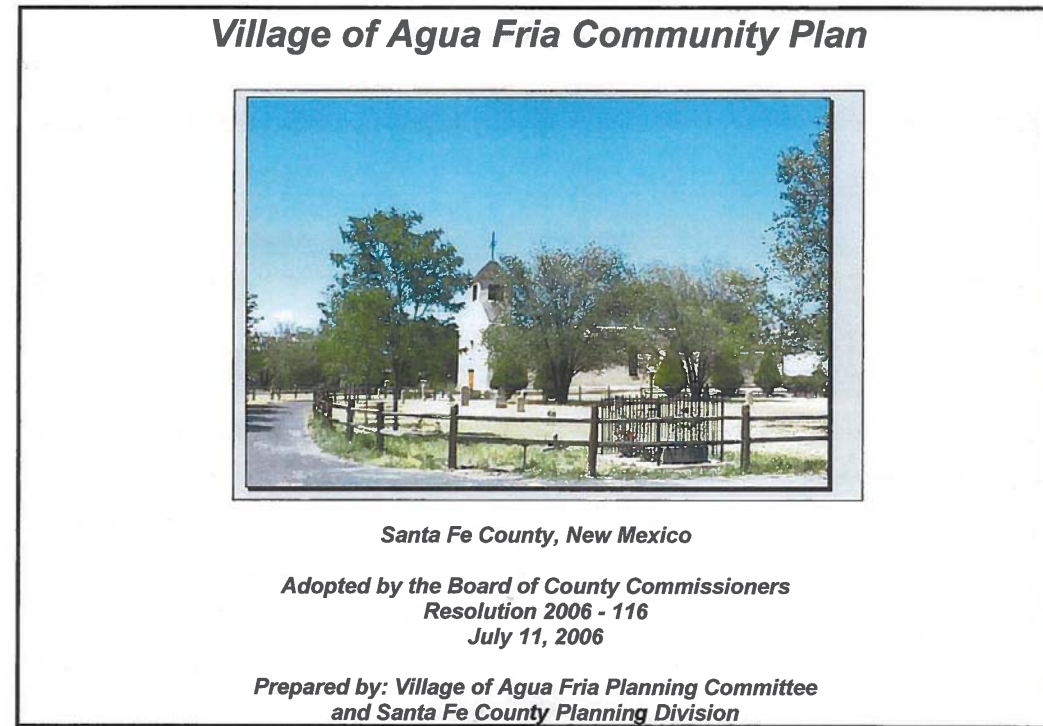
## Examples from the Planning Meetings:

Community Ordinance Regulation	Relationship to SLDC Standards	Community Review	CD Overlay Standard Draft
10.5 Village of Agua Fria Zoning District Use Table (page 8-4 Zoning Map (SLDC page 195) and Table 8-4 - Use Matrix Labels (SLDC page 202) and Appendix B: Use Matrix (SLDC page 382)			
10.6 Density and Dimensional Standards (page 7 of Ordinance)	Chapter 9 (SLDC page 187)		
AFICD (page 7 of Ordinance)	8.6.9 Traditional Community and Table 8-12 Dimensional Standards (SLDC page 195)		
AFIDCZ (page 7 of Ordinance)	8.6.6 Residential Estate and Table 8-10 Dimensional Standards (SLDC page 195)		
	7.3.3 Setbacks and Table 7-A (SLDC page 94-95)		
10.7 Supplemental Use Regulations A. Preservation of Community Character 1. Clustering of structures to encourage preservation of natural open areas. (page 8 of Ordinance)	Not covered in the SLDC	Add Ordinance Language to Overlay	
10.7.A. 2. Developments must preserve distinctive natural features such as the Santa Fe River, and primary open space corridors (page 8 of Ordinance)	7.18 Flood Prevention and Flood Control and 7.17 Terrain Management	Need comparison of flood setbacks to see if they are meeting the intent of the SLDC. Protect river corridor for trail.	
10.7.B. Non-Residential Standards 1. Maximum Square Footage - Non-residential. (page 8 of Ordinance)	Depends on how it is zoned.	* Come back to this when base zoning is decided	
10.7.B. 2. Setbacks. (page 8 of Ordinance)	7.3.3 Setbacks and Table 7-A (SLDC page 94-95)	Add Ordinance language for 2' for commercial next to residential	
10.7.B. 3. Parking. (page 8 of Ordinance)	Not covered in the SLDC	None Overlay 10'	
10.7.C. Home Business (page 8 of Ordinance)	10.6 Home Occupations (SLDC page 218) Table 10-1 Home Occupation Requirements (SLDC page 218) -Only some are conditional -Standards limit units to apartments.		

“Blue Document” - Staff took Land Use sections from the Village of Agua Fria Plan and compared them line by line to the sections of the Code that covered similar topics.

Committee members went line by line with staff to decide if the Land Use sections of the Plan are covered in the Code. If the section is covered by the Code, the line from the Ordinance was not added to the Overlay. But if the section from the Plan was not covered in the Code the missing section was put into the Village of Agua Fria Overlay.

# Village of Agua Fria Community Plan Update



9003/01/20 DEPT/REC'D 07/14/2006

The Village of Agua Fria Community Plan was adopted in 2006. Since that time the County has adopted new planning frameworks. The Plan is a valuable policy document that continues to be a guiding document for development in the Village of Agua Fria.

## 2015 Village of Agua Fria Community Plan Update

### I. Village of Agua Fria Community Plan Purpose

The Village of Agua Fria (VAF) Community Plan was adopted by Resolution 2006-116. The Resolution to adopt the plan recognized the Planning Committee concerns to preserve the community's history by preserving the traditional growth patterns, to ensure appropriate management of the aquifer for residential wells, accommodating residential growth and affordable housing. The Village of Agua Fria Community Plan Purpose Statement:

Our Vision for Agua Fria is a community where history has been embraced, where we value our cultural and historical origins while creating a sustainable and thriving future for our citizens.

A community where our children have an opportunity to live and prosper. A community that welcomes and encourages children to become full participants of village life in a safe environment and where generations are still on their ancestors land; where young people think of staying.

We resolve to protect the Santa Fe River and our open spaces as well as the unique character of our Village by honoring our cultures and the area's historical, agricultural, livestock and residential traditions.

We, as a community, further resolve to work together to preserve, maintain and accomplish our vision of a sustainable, well-planned community where people of all income levels are welcome and where people are able to live and work in harmony with their neighbors.

The initial planning process brought the community together to discuss shared values and concerns so that the community can craft a plan that will guide future growth in the district. Plan implementation will guide the location and scale of commercial and residential development, public facilities and infrastructure, and protect the water supply, open vistas, and other natural resources.

### II. Village of Agua Fria Plan Update

#### 1. Purpose:

The Village of Agua Fria Community Plan was adopted in accordance with the Community Planning process and Ordinance 2002-3. Santa Fe County subsequently adopted the Sustainable Growth Management Plan (SGMP) in 2010 and the Sustainable Land Development Code (SLDC) in 2013. The SLDC indicates the purpose and intent for Community Plans as follows:

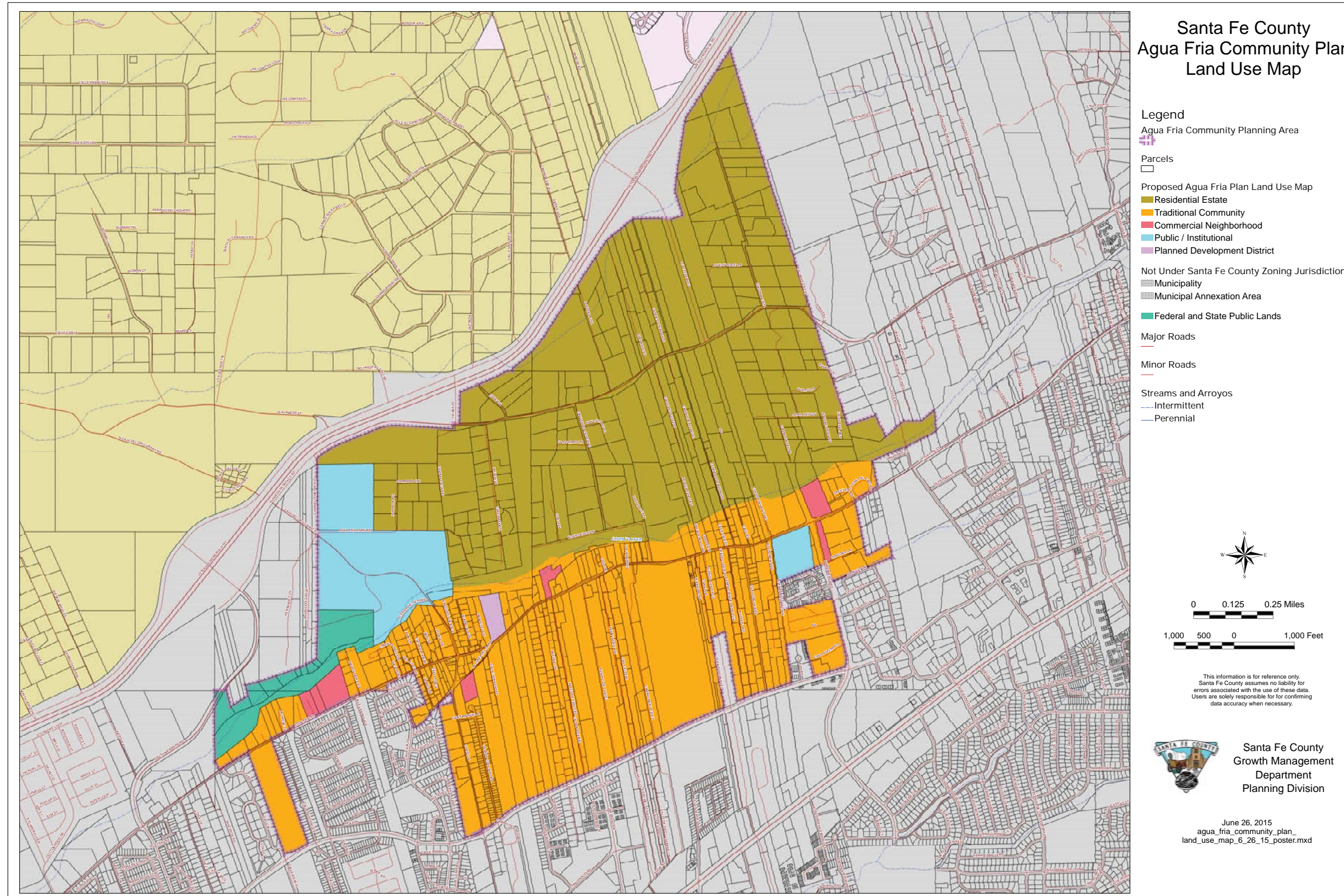
The Community Plan is intended to identify development and growth impacts for an area and provide strategies and land use recommendations including a future land use plan consistent with the SGMP.

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The 2015 Plan Update contains transition language to better incorporate it as part of the SGMP.

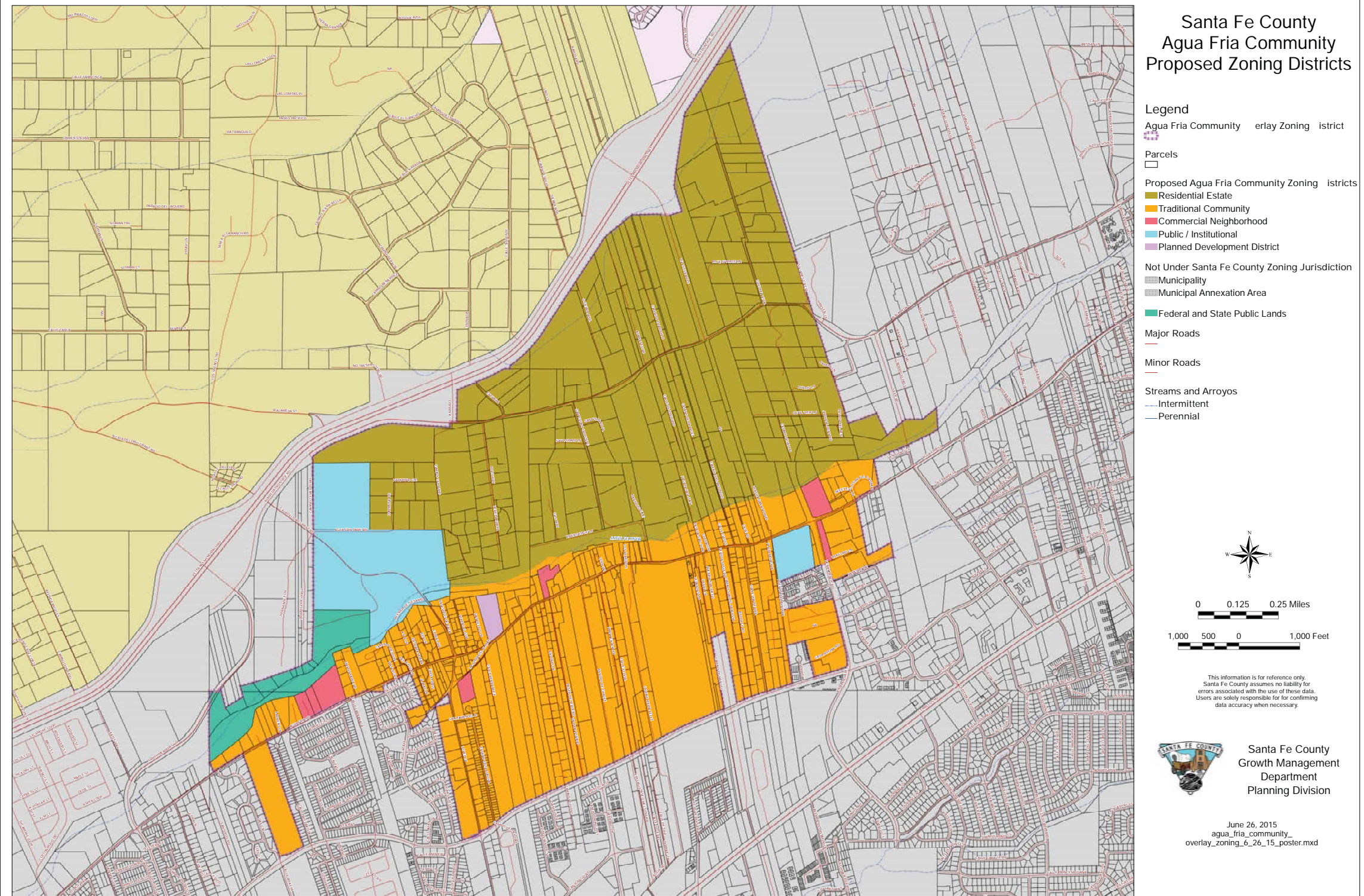
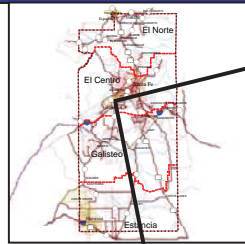
This update also contains issues that didn't fit into the current planning process, but that are very important and need to be part of future planning processes. A land use map was a large part of this process and is included in the update. Current demographics for the area are also included.

# Village of Agua Fria Community Land Use Map



The above Land Use Map was created during this Community Planning Process.

# Village of Agua Fria Community Proposed Zoning



The Land Use Map from the Village of Agua Fria Planning Process was used to create the proposed zoning map. Land use purpose statements were compared to the zoning district descriptions, parcel sizes and existing uses to propose the above zoning districts. This proposed zoning map will be part of the Official Zoning Map when it goes forward with the adoption process.

# Village of Agua Fria Draft Community District Overlay

## 9. CHAPTER 9 - COMMUNITY DISTRICTS

**9.1. PURPOSE.** The Community District is a zoning tool intended to preserve and protect unique communities and areas through the implementation of an adopted Community Plan that is consistent with the SGMP as set forth in Chapter 2. As a matter of public policy, Santa Fe County is committed to preserving, protecting, enhancing, and perpetuating the value of these areas through the establishment of Community Districts. The Board, pursuant to Chapter 8, may establish Community District Overlay Zones (O-CD) that are consistent with the SGMP, an adopted Community Plan and any applicable Land Use Plans adopted by the County.

**9.2. ESTABLISHMENT OF COMMUNITY DISTRICT OVERLAY ZONES.** Chapter 8 sets forth the standards and procedures for establishment of a Community District Overlay Zone (O-CD) to implement the zoning-related provisions of an adopted Community Plan. With the adoption of the SLDC, local communities are encouraged to revise their Community Plans to be consistent with the SGMP and this ordinance, and to propose appropriate overlay zoning regulations to establish an O-CD in accordance with Chapter 8. Upon the establishment of an O-CD for any given Community District, the regulations of the applicable O-CD will be inserted into this section and become part of the SLDC.

**9.2.1. Adoption of Community District's Overlay Zone.** This community district overlay zone shall be established upon adoption by the BCC of an ordinance specific to this community district which includes adoption of base zoning set forth in an attached map.

## 9.3. EFFECT OF OVERLAY DISTRICTS ON SLDC

**9.3.1. General Provisions.** The regulations, standards and provisions described herein are specific to each community district's overlay zone. Where conflict arises between SLDC regulations and the community district standards and provisions, the district's standards and provisions shall prevail. However, when the district's standards are silent on an issue that would otherwise be governed by the SLDC or other applicable County codes, the SLDC or those other codes and plans shall prevail.

**9.3.2. Use Matrix.** Where a community district overlay has established a Use Matrix that Use Matrix shall prevail. Where a community district overlay has not established a Use Matrix, the SLDC Use Matrix other than exceptions identified by the community district overlay.

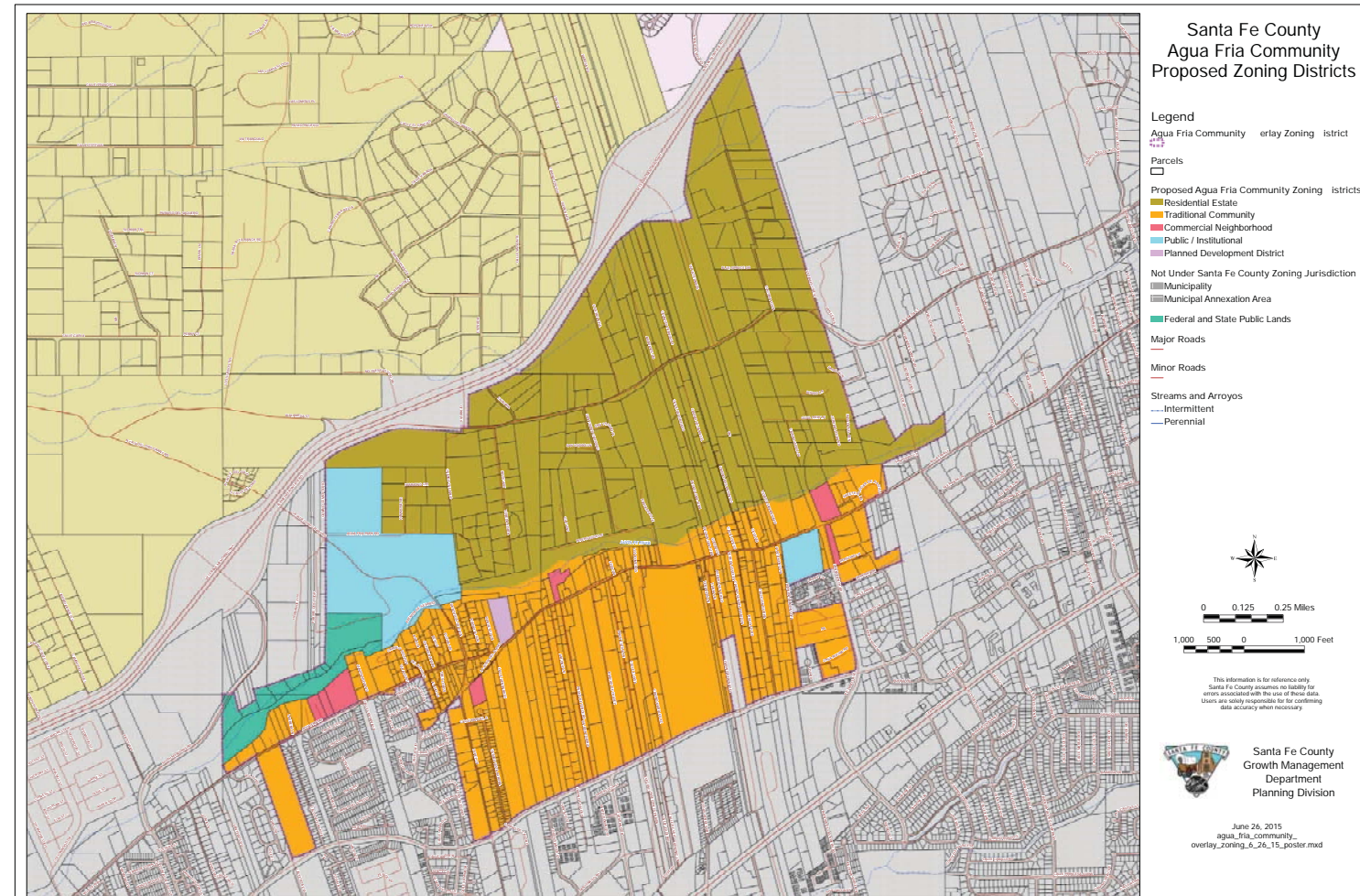
**9.3.3. Effect on Zoning Map.** As stated in Chapter 8 of the SLDC, an approved overlay community district does not replace the underlying zoning of the area. Instead, it allows for a modification of the regulations of the underlying zoning district to accommodate unique conditions that do not fit the base zoning district.

## 9.9. VILLAGE OF AGUA FRIA COMMUNITY DISTRICT OVERLAY

**9.9.1. Purpose and Intent.** The provisions of the Village of Agua Fria Community District, (VAFCD) are intended to implement and be consistent with the goals, objectives, policies, and strategies of the Village of Agua Fria Community Plan and the Sustainable Growth Management Plan (SGMP). The VAFCD is designed to implement the Village of Agua Fria's Community Plan to ensure compatibility among various land uses, of the Agua Fria community. Clustering of structures is encouraged to preserve natural open areas.

Page 1 of 5

Y:\sfcp\private\A) Dept Divisions\Community Planning\Community Districts Option 3  
2014\Community Districts\Village of Agua Fria



The Village of Agua Fria Community District Overlay along with the proposed zoning map will be one way that the Village of Agua Fria Community Plan will be implemented to direct development in the Village of Agua Fria. The VAFCD will be incorporated into the SLDC.