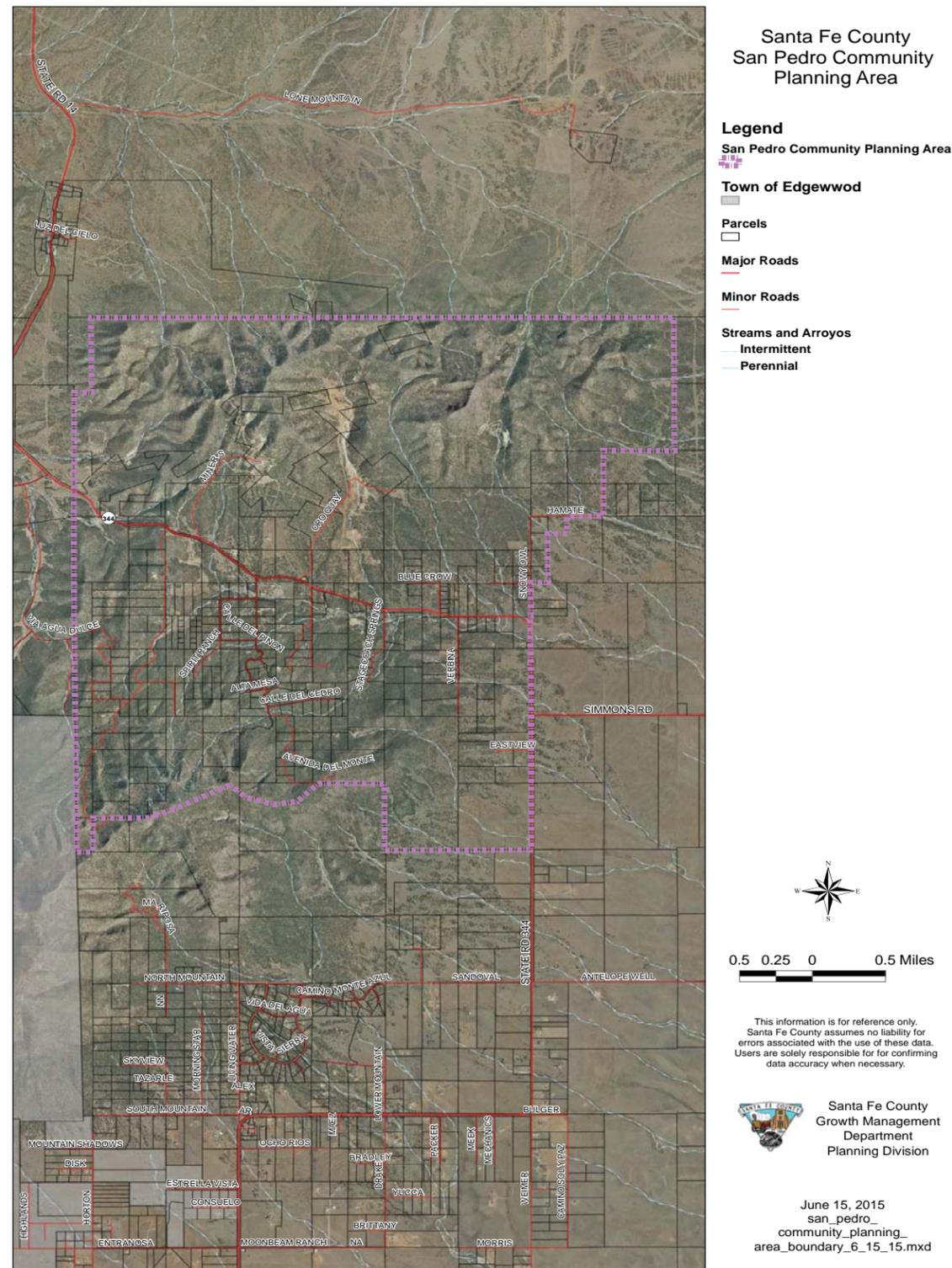


San Pedro Community Plan

San Pedro Planning Area Boundary

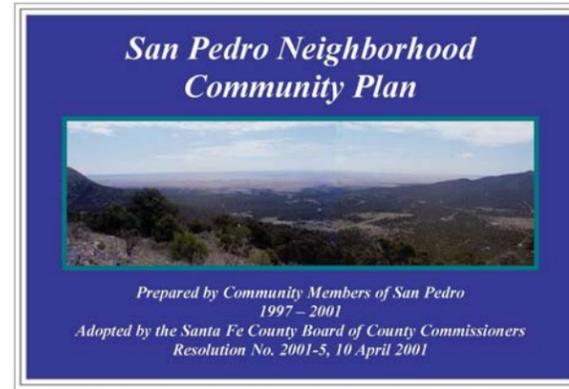
Welcome!



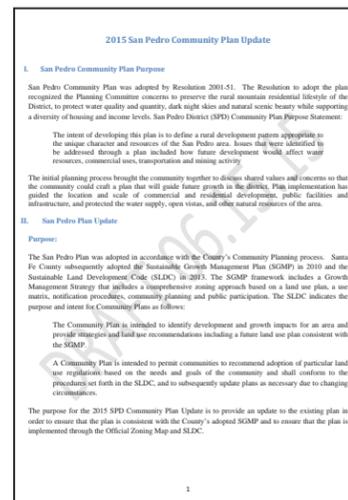
- This is an open house.
- Please sign in and get a name tag.
- We invite you to walk around and view all the posters.
- We are here to answer any questions regarding the process, the drafts and the anticipated outcomes.
- Please feel free to add any comments to the posters.
- Please discuss any questions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

Why are we here?

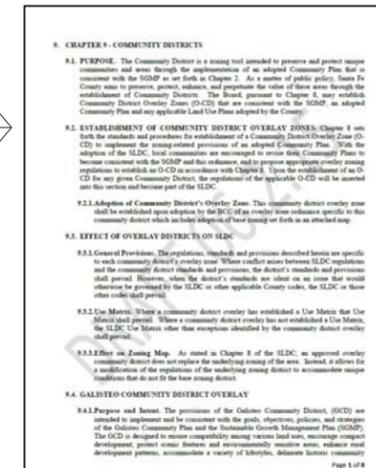
1. Community Planning was started in Santa Fe County in 1998 as an innovative way to work directly with communities in addressing local needs in planning for future growth. County staff have worked with community members in many communities to create plans that serve as a guide for future development, 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:
 - a. Update existing Community Plans, as needed, and to amend the SGMP with those updates.
 - b. Develop Community District Overlays to serve as separate sections of the SLDC and identify land use regulations specifically tailored to the individual community.
 - c. 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.



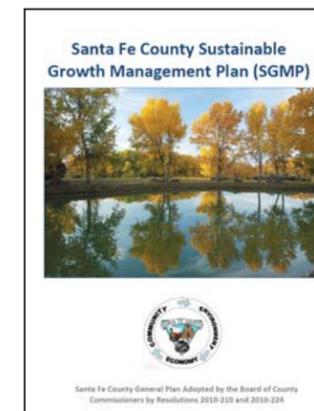
Adopted by the BCC in Resolution 2001-51



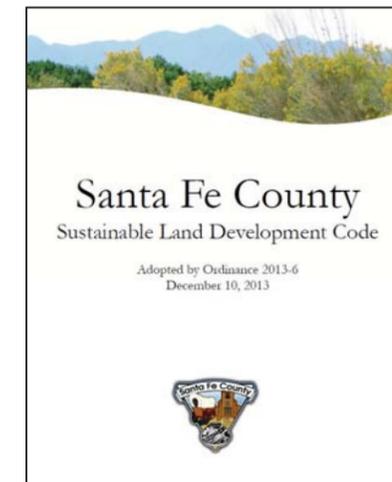
The San Pedro 2015 Plan Update will be an amendment to the Plan and SGMP.



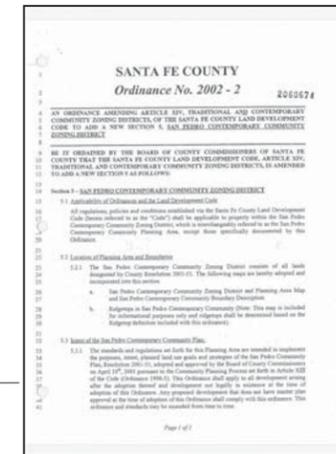
Proposed San Pedro Community District Overlay which was informed by the Plan and Ordinance.



The San Pedro Plan and 2015 Update are amendments to the 2010 SGMP.



The San Pedro Overlay will be included into the SLDC.



San Pedro Community Plan

San Pedro Plan Timeline:

- January 12, 1999: The Board of County Commissioners (BCC) established a Planning Committee and authorized a planning process to start in the community.
- April 10, 2001: The BCC adopted the San Pedro Plan with Resolution 2001-51.
- January 30, 2002: The BCC adopted Ordinance 2002-2 creating the San Pedro Contemporary Community Zoning District.

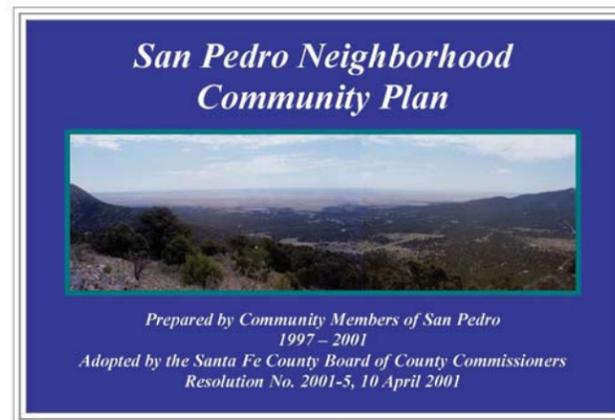


San Pedro Plan Vision:

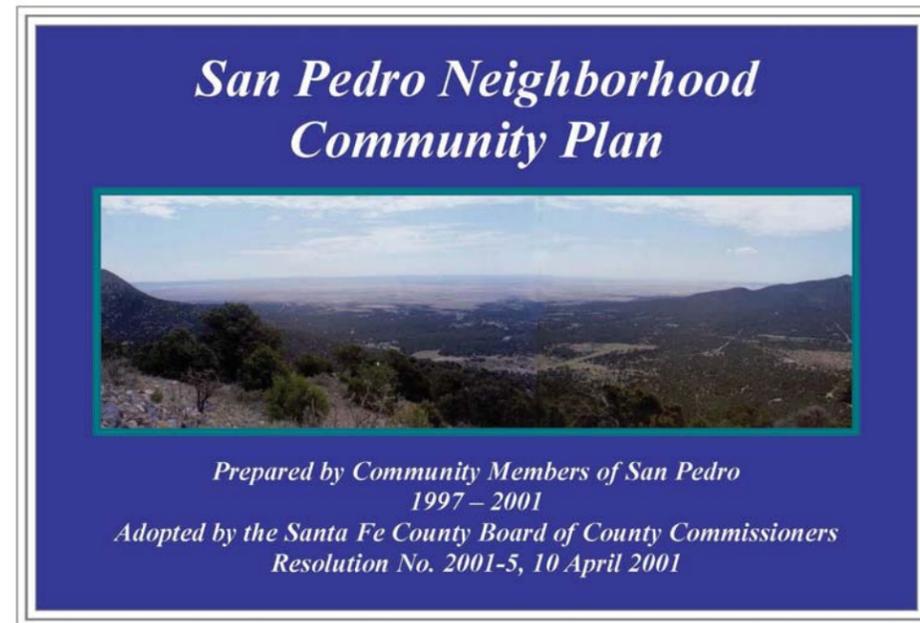
The residents and landowners of San Pedro value the scenic, rural qualities of our mountain community. We place special value on the following attributes of the neighborhood:

- | | |
|---|--|
| <i>Quiet / peacefulness</i> | <i>Opportunities for solitude or isolation</i> |
| <i>Low traffic</i> | <i>Open space</i> |
| <i>Dark night skies</i> | <i>Clean water</i> |
| <i>Natural scenic beauty</i> | <i>Diversity of housing, income, culture, and ways of life</i> |
| <i>Clean air</i> | <i>Low population</i> |
| <i>Abundance of wildlife and native flora</i> | |

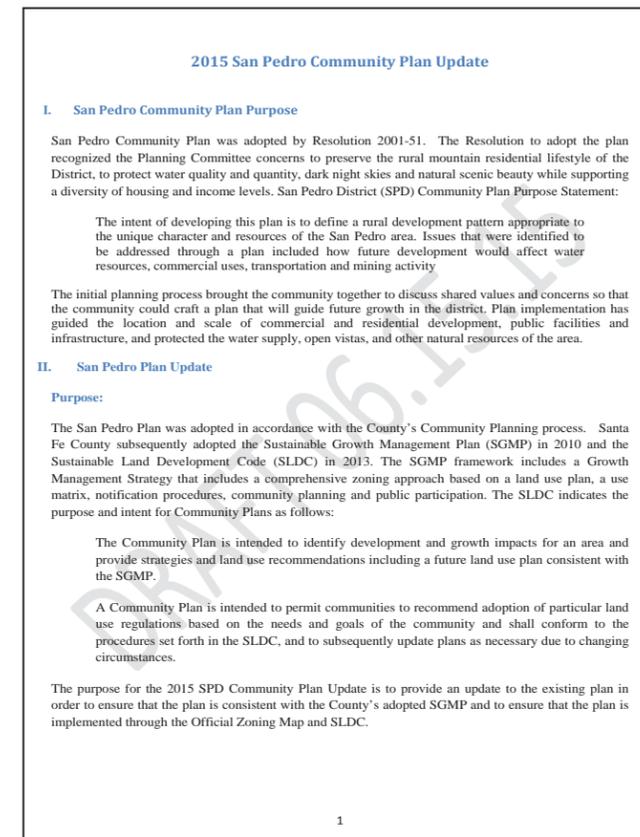
We seek to regulate development and structure growth in ways that preserve our unique environment, while at the same time respecting the rights of the individual. We value our sense of community, honor the history and heritage of the community, respect diversity, and desire to have a low impact on the environment.



San Pedro Community Plan Update



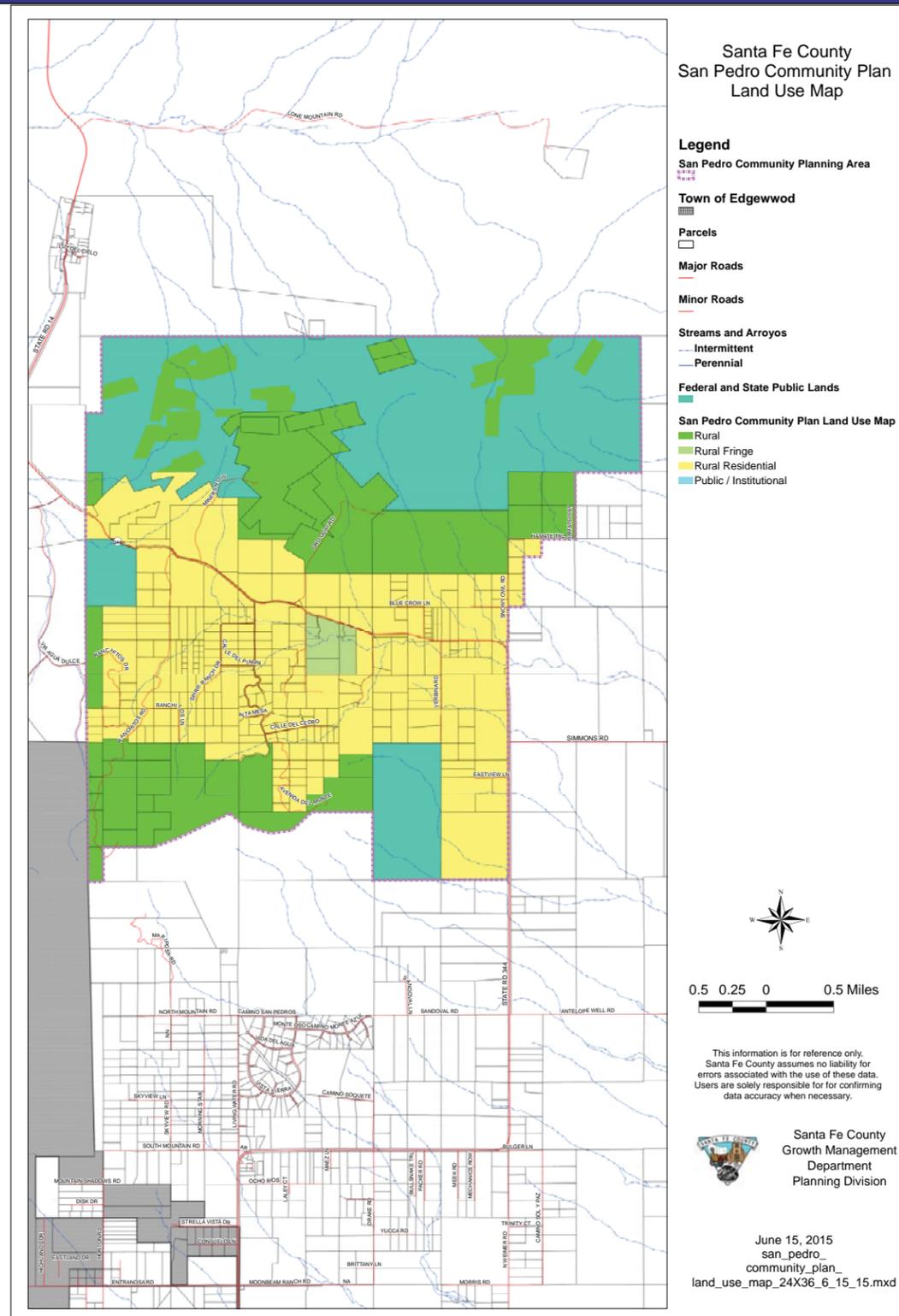
The San Pedro Neighborhood Community Plan was adopted in 2001. Since that time the County has adopted new planning frameworks. The Plan is a valuable policy document that continues to be a guiding document for development in San Pedro.



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

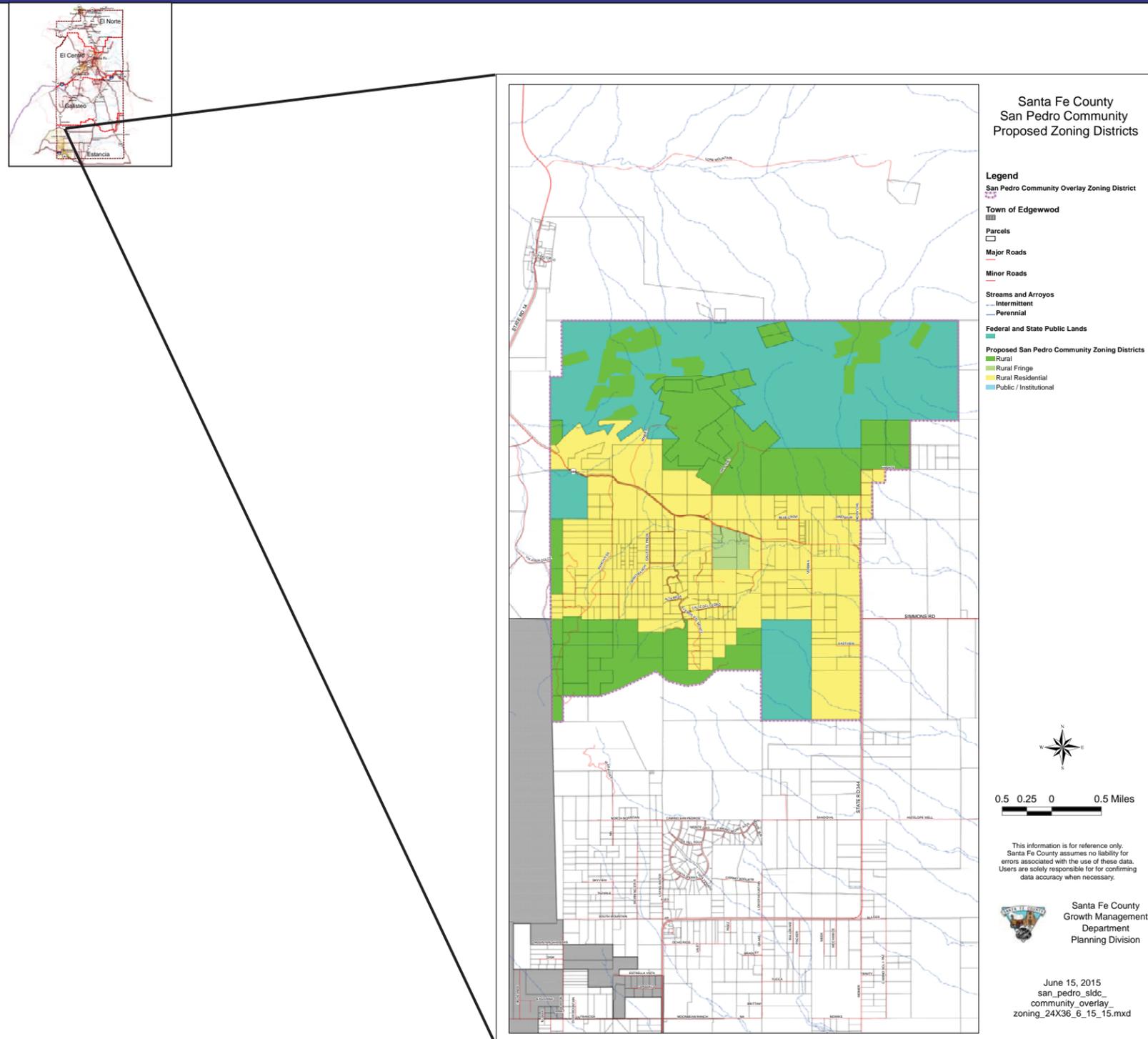
This update also contains issues that didn't fit into the current planning process, but that are very important and need to be part of future planning processes. A land use map was a large part of this process and is included in the update. Current demographics for the area are also included.

San Pedro Community Land Use Map



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

San Pedro Community Proposed Zoning



The Land Use Map from the San Pedro 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.

San Pedro Draft Community District Overlay