

Harry B. Montoya
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Michael D. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

MEMORANDUM

To: Board of County Commissioners

Date: Tuesday November 9th, 2010

From: Robert Griego, Planning Manager
Jack Kolkmeier, Growth Management Department Director

Re: Resolution 2010 - A Resolution Adopting the 2010 Sustainable Growth Management Plan as the Comprehensive Plan of Santa Fe County; Superseding the 1999 Growth Management Plan.

Summary

The Board has held one Public Hearing and two study sessions on the Sustainable Growth Management Plan. At the first study session on September 14th, 2010, staff provided the Board with an overview of the Plan and the Plan process. The first public hearing was held after the study session. Public comments were made at the public hearing and additional comments were also included in the Board packet material. The second study session held on October 5th included a work sheet identifying the overarching and outstanding issues as well as staff recommendations by chapter. The Board packet material also included an evaluation matrix which included public comments, staff evaluations and recommendations by chapter.

The Board made several recommendations on the Plan including changing the name from Sustainable Land Development Plan to the Sustainable Growth Management Plan (SGMP). Staff also received direction from the Board to change the tone of the Plan, avoiding strict regulatory language so that the SGMP serves as a comprehensive plan for future development and provides a policy framework for decision making. The Board also directed staff to provide significant edits to ensure that the Plan is accessible and understandable to the public and that it is as clear, concise and consistent as possible. Finally, the Board recommended that the Sustainability for Santa Fe County definition be revised as follows:

“Sustainability for Santa Fe County means meeting the needs of the present while preserving our land, our history, our culture, our resources and our communities for future generations. Sustainable development maintains or enhances economic opportunity and community well-

being while protecting and restoring the natural environment upon which people, natural systems and economies depend.”

The SGMP Revised Final Draft now includes an acknowledgments section and adds additional appendices including a glossary, references by chapter and supplementary materials, to include the fiscal impact study. The SGMP Revised Final Draft incorporates the Board direction and recommendations. The major changes are outlined by chapter as follows:

Chapter 1: A Sustainable Future for Santa Fe County

- a) Revised Sustainability Section 1.2.1
- b) Added Growth Management Section 1.2.1.1
- c) Revised purposes section 1.3 to clearly indicate that the Plan is about creating a growth management strategy to direct growth and to create fiscal responsibility. Also revised section 1.3 for clarity and consistency.
- d) Revised Section 1.4: Changed *Binding Principles for the SGMP* to *Principles for the SGMP*.
- e) Revised Section 1.5: Changed title *Sustainable Existing and New Communities* to *Creating Sustainable Communities*
- f) Added Section 1.5.1 Placemaking and 1.5.2 Settings and Systems
- g) Added Section 1.5.5 Regional Planning, Partnerships And Cooperation

Chapter 2: Land Use

- a) Section 2.2.1 Growth Trends And Growth Projections: Clarified language
- b) Section 2.2.3 Existing Land Use Trends: Edited language for clarity and consistency
- c) Section 2.2.4.6 Transfer Of Development Rights And Land Density Transfer Program Options change title and text to reflect program options
- d) Section 2.2.5 Revised title from Future Land Use And Growth Management System to Growth Management Strategy
- e) Revised Future Land Use Categories Figure 2-9 to indicate that rural/agricultural/conservation category includes large residential lots
- f) Reorganized Section 2.2.6 Developments of Countywide Impact
- g) Semantic changes to Section 2.3 Goals and Policies for clarity and consistency
- h) Revised Policies 5.1 and 5.2 to clarify language regarding mining
- i) Moved Strategies from Chapter 15: Implementation to 6.1.3, 6.1.4, 6.1.5

Chapter 3: Economic Development

- a) Included language to further explain Target Industries.
- b) Revised Section 3.2.2 Leading Industries to include updated data and to identify the Santa Fe Metropolitan Area as the area for the data; outdated data was removed.
- c) Added information and statistics for the Southern area of the County from a recent study for the Tri-County area prepared by the Mid-Region Council of Governments.
- d) Reorganized 3.3 Goals, Policies and Strategies: Added the following new goals to align with existing policies and strategies.
 - o **Goal 8:** Pursue a diverse and sustainable local economy.
 - o **Goal 9:** Support the development of critical economic infrastructure systems to support economic development.

- **Goal 10:** Actively pursue target industries within the County that provide the most relevant social and economic benefits.
- **Goal 11:** Direct economic development to the most desirable and efficient locations and environmental settings through flexible zoning and design standards.
- **Goal 12:** Develop specific economic strategies in alliance and cooperation with communities, entrepreneurs and various government and non-government partnerships.
- **Goal 13:** Support and implement economic programs and projects that utilize a skilled workforce that is trained regionally and housed affordably in local communities.

Chapter 4: Agriculture and Ranching

- a) Reorganized 4.1.1 Key Issues and eliminated repetitive or inconsistent language.
- b) Reorganized 4.1.2 Keys to Sustainability and eliminated confusing and repetitive language.
- c) Moved all the Acequia sections, 4.2.1.1 – 4.2.1.5, under 4.2 Critical Findings section.
- d) Semantic changes to Section 4.3 Goals and Policies for clarity and consistency.
- e) **Added Strategy 14.2.1:** Create a transfer of development rights program for agriculture and ranch lands.
- f) **Added Strategy 15.3.3:** Assess and develop a countywide composting program that considers food waste, green waste and manure.
- g) **Added Policy 14.4:** Support agricultural options to include flexible mixed use zoning for agriculture and ranching.
- h) **Added Strategy 15.3.3:** Assess and develop a countywide composting program that considers food waste, green waste and manure.
- i) **Added Strategy** to partner with local institutions, agricultural and ranching organizations, and nonprofits to support training programs for the next generation of farmers and ranchers.
- j) **Added Strategy 16.2.4:** Assess options to support water banking programs and initiatives.

Chapter 5: Resource Conservation

- a) Revised Section 5.1.2 to remove a Key to Sustainability that was not defined.
- b) Reorganized Section 5.3.1.1
- c) Revised Figures 5-2 National Register of Historic Places and 5-3 State Register of Historic Sites
- d) Semantic changes to Section 2.3 Goals and Policies for clarity and consistency.
- e) **Added Strategy 17.1.3:** Coordinate project review with Tribal governments on archaeological sites.
- f) Moved and revised strategy from Implementation Section to new **Strategy 17.1.4** to identify and coordinate map data.
- g) Moved strategy from Implementation Section to **Policy 19.4**
- h) Revised Strategy 20.5.2
- i) Revised Strategy 20.5.3

Chapter 6: Open Space, Trails, Parks and Recreation Areas

- a) Semantic changes for clarity and consistency
- b) Moved strategy from Implementation Section to **Policy 19.4**

Chapter 7: Renewable Energy and Energy Efficiency

- a) Semantic changes for clarity and consistency
- b) Moved strategy from Implementation Section to Strategy 23.7.1
- c) Added Strategy 24.2.1: Support SB 101 to ensure that no covenant, restriction or condition will obligate a homeowner to bear any additional cost for the use of solar collectors.

Chapter 8: Sustainable Green Design and Development Element

- a) Semantic changes for clarity and consistency
- b) Moved Section 8.2.1.3 New Ruralism from Chapter 1
- c) Revised title to Section 8.2.1.4 from *Minimum Standards - Build Green Standards New Mexico, ANSI/ASHRAE/IESNA AND LEED* to *Green Building and Development Standards*
- d) Revised Section 8.2.1.4 to include text regarding an example of an energy rating system, HERS ratings (Home Energy Rating Service).
- e) Revised Goal 27: Reduce solid waste production and support recycling to limit landfill use and move toward zero waste.
- f) **Added Strategy 27.4.4:** Develop a Countywide program for manure disposal, composting and reuse in designated areas.

Chapter 9: Public Safety Element

- a) Semantic changes for clarity and consistency
- b) Added the following goal, policies and strategy regarding an emergency response plan:
 - o **Goal 28:** Establish and maintain an all-hazard emergency response plan for Santa Fe County.
 - o **Policy 28.1:** Develop emergency response plans with a particular emphasis on a coordinated response to large scale epidemics and natural disasters.
 - o **Strategy 28.1.1:** Work with local, state and federal agencies and other organizations to develop emergency plans.
 - o **Policy 28.2:** Ensure adequate resources exist for implementation of emergency management services.
- c) Revised Strategy 29.1 and revised Strategy 29.2 regarding funding for emergency services.
- d) Revised Policy 29.2 to be clear and succinct: Support the adoption and implementation of contemporary fire protection standards consistent with state requirements such as the International Fire Code.

Chapter 10: Transportation Element

- a) Language revisions made to be more concise, clear and consistent.
- b) **Added Policy 32.2:** Coordinate with wildlife conservation organizations, state and federal agencies to determine high frequency wildlife crossing areas within Santa Fe County and to sign such areas with caution signs and other measures (reduced speed zones, flashing lights, rumble strips) to alert motorists to the potential presence of wildlife on the road.

Chapter 11: Water, Wastewater and Stormwater Management

- a) Reorganized sections of the chapter for consistency.

- b) Revised Section 11.2.1.1 so the water service area is consistent with the SDA 1 area but allows for the potential for the system to be expanded to SDA 2 areas to serve existing developed areas when warranted by public health and safety concerns.
- c) Added Section 11.2.11.1 County Water Conservation Plan under Section 11.2.11 Conservation And Sustainability
- d) Removed Strategy regarding wastewater program for septic tank inspections because this is a function of the New Mexico Environment Department.

Chapter 12: Adequate Public Facilities and Financing Element

- a) Revised language to be more clear and concise
- b) Added Fiscal and Costs-of-Sprawl impacts study in Appendix E as supplementary material.
- c) Reorganized chapter sections
- d) Revised Section 12.3.9 Funding Capital Facilities and Operating Services
- e) Changed Section 12.4 Change Goals, Policies, and Strategies language from require to consider, ensure, or establish.
- f) Revised Policy 45.4

Chapter 13: Housing Element

- a) Revised language to be more clear and concise
- b) Revised Section 13.2.4 Existing Conditions
- c) Revised Section 13.2.4.1 Housing Market Analysis
- d) Added and Revised language for the following Policies and Strategies:
 - o Strategy 46.1.2: Utilize most current market and demographic data and studies establish parameters for affordable housing needs for different parts of the County.
 - o Strategy 46.1.4: Support down payment assistance for qualified households.
 - o Strategy 46.1.5: Support home improvement programs and services for existing households. Continue to support public-private partnerships for the provision of affordable housing.
 - o Strategy 48.2.1: Leverage affordable housing efforts and minimize costs by utilizing existing housing expertise, funding sources and programs.
 - o Strategy 48.2.2: Support and expand the use of housing assistance programs, such as homebuyer training and down payment assistance and implementation of a housing assistance fund.
 - o Strategy 48.2.3: Support programs that address the entire spectrum of housing needs from homeless prevention programs to transitional housing, to low-income rental housing, to home purchase assistance, to the rehabilitation of existing owner-occupied homes.
 - o Strategy 48.2.4: Establish clear, measurable performance goals for all projects and programs supported by the County and hold all partners accountable for results.
 - o Policy 48.3: Support education and outreach opportunities for affordable housing initiatives.
 - o Strategy 48.3.1: Support efforts to develop owner-participation and sweat-equity programs to enhance housing opportunities and rehabilitation of units.
 - o Strategy 48.3.2: Support efforts to develop and distribute affordable and workforce housing educational material.

Chapter 14: Governance

- a) Revised language to be more clear and concise
- b) Revised Section 14.2.1.2 Community Planning and Community Planning Committees to clearly identify the community planning process and the outcome for each community plan is an amendment to the SGMP.
 - o Each adopted community plan is an amendment to the County's Growth Management Plan for a specific geographic area. Community plans outline specific land uses and densities, design guidelines and implementation for traditional, historic and other communities.
- c) Include language to state that the existing community planning process will evolve in order to create a more streamlined process for creating new community plans as well as revising existing plans.
- d) Added new Table 14-1 Santa Fe County Adopted Community Plans
- e) Revised Map 14-1: Santa Fe County Political Boundaries to include school districts and remove community planning areas.
- f) Revised Section 14.4 Regulatory Structure
- g) Added Strategy 50.2.1: Amend the Community Planning Ordinance to create a more streamlined process consistent with the SGMP.

Chapter 15: Implementation

- a) Emphasized that successful implementation of the SGMP will be through the establishment of a Work Program to include a Strategic Plan and an Action Plan.
- b) **Added Strategy 53.1.1:** Organize County operations to implement SGMP.
- c) **Added Strategy 53.1.2:** Establish an annual review of the progress in implementing the SGMP to the Board of County Commissioners.
- d) Revised Policy 53.2: Develop County's Work Plan and strategic planning process.
- e) Revised Strategy 53.2.1: Ensure Strategic Plan and Action Plan are updated annually.
- f) **Added new Goal 54:** Leverage in-house GIS skills and data to support County decision-making using appropriate data analysis and technology.
- g) **Added new Strategy 54.1.1:** Enhance data for public safety, open space, land use, renewable energy and water, and natural resource management.

Staff Recommendations

Staff recommends that the Board adopt Resolution 2010 - ___ A Resolution Adopting the 2010 Sustainable Growth Management Plan as the Comprehensive Plan of Santa Fe County; Superseding the 1999 Growth Management Plan with the appropriate recommendations and revisions from the Board.

Attachments:

- Exhibit A: Sustainable Growth Management Plan
- Exhibit B: Fiscal Impacts and Costs-of-Sprawl Analysis