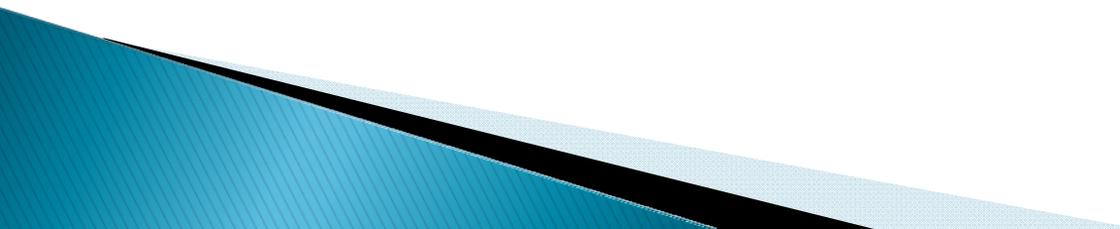


# **Santa Fe County Sustainable Growth Management Plan**

Board of County Commissioners  
Public Hearing November 9<sup>th</sup>, 2010



# SGMP Introduction

- ▶ BCC Summary
    - Two BCC Work Sessions held
    - Board provided direction and recommendations for revisions to SGMP
  - ▶ Public input and comments incorporated
  - ▶ Revised Final Draft distributed on November 1st
  - ▶ Second Public Hearing on SGMP
  - ▶ BCC Resolution to Approve SGMP
- 

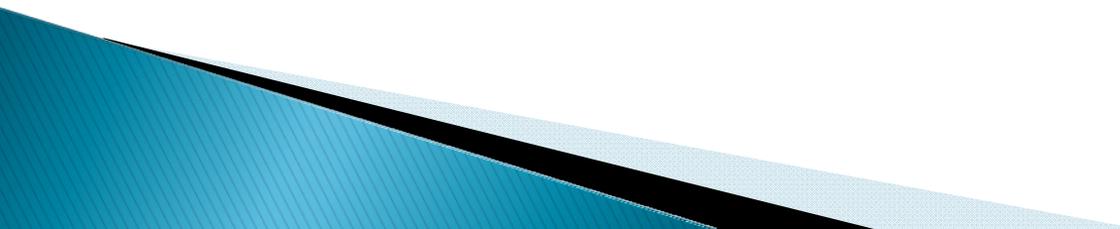
# SGMP Process:

- ▶ **CDRC Kick-Off Meeting – December 8, 2008**
- ▶ **Series of Charrettes (Public Input Meetings) held in each Growth Management Area - February ~ April 2009**
- ▶ **Public Input Study Sessions in each GMA – October 2009**
  - **First Draft October 2009**
  - **Revised Draft February 2010**
- ▶ **Ten CDRC Public Hearings**
- ▶ **17 Public Input Workshops held in April**
- ▶ **Regular Board Updates throughout process**
- ▶ **SGMP Revisions and County Recommendations**
  - **July 2010 Draft**
- ▶ **BCC Study Sessions and Public Hearing**
- ▶ **Final Revised Draft November 1, 2010**

# The SGMP...

1. Is a Comprehensive Plan in accordance with State Regulations (NMSA 1978, Section 3-21-5 A)
  - Basis for development of a land development code
  - Framework for County decision-making and program development
  - Updates the 1999 Growth Management Plan
2. Establishes a Growth Management Strategy
  - Implements sustainability concepts
  - Establishes growth management techniques that result in focused and efficient development patterns
  - Placemaking recognizes the evolution of unique places within Santa Fe County and the creation of relevant new places
  - Recognizes unique settings and systems throughout the County

# Purposes of SGMP:

- ▶ Directs the location and character of future growth and resources to appropriate and designated areas
  - ▶ Emphasizes fiscal responsibility
  - ▶ Focuses on community needs and values
  - ▶ Supports economic development opportunities
  - ▶ Respects the natural environment, the rural landscape and open spaces
  - ▶ Conserves water and resources for present and future generations
- 

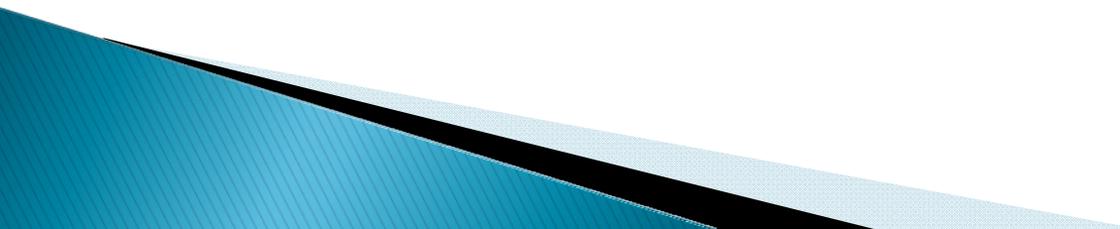
# SGMP Purposes Contd.

- ▶ Establish future land use map as a framework for zoning and recommends procedures to streamline development review process
- ▶ Supports effective, transparent and ethical governance
- ▶ Continues the Community Planning Program
  - Supports and evolves Community Planning process
  - Establishes new community participation mechanisms
    - Community Organizations
    - Registered Organizations

# SGMP Implementation

- ▶ Sustainable Land Development Code
    - Regulatory Framework and Administrative Structure
    - Zoning Map
  - ▶ Capital Improvements Plan
    - Funding Mechanism for Public Facilities and Services
  - ▶ Strategic Plan and Action Plan
    - Actions, Strategies and Programs to be completed
    - Annual Updates to Strategic Plan
- 

# What the SGMP does not do....

- ▶ Does not mandate or regulate land use
  - ▶ Does not create new zoning or densities
  - ▶ Does not propose changes to family transfers
  - ▶ Does not raise taxes
  - ▶ Does not increase the size of government
  - ▶ Does not raise the cost of housing
  - ▶ Does not take private property rights
  - ▶ Does not solve all problems for everyone
- 

# Frequently Asked Questions:

- ▶ **What is a Sustainable Development Area (SDA)?**
  - SDA's prioritize and direct growth to areas with adequate public facilities and services
  - SDA Map establishes future infrastructure service areas
  - SDAs do not convey density or zoning for an area
  - SDA designation does not affect subdivision of land
- ▶ **What is Future Land Use (FLU) Map and FLU categories?**
  - The FLU map is a planning tool to identify anticipated development patterns
  - FLU categories and map establish framework for future development but do not convey density or zoning
  - Zoning and densities will be established in the Code.

# FAQs:

- ▶ **Will the County still base density on hydrologic zoning?**
  - No, hydrology will remain an important factor for density but will no longer be the sole factor.
  - Zoning densities will be established in the SLDC based on availability of infrastructure, systems, services and environmental constraints.

# FAQs:

- ▶ **Will mining and mineral extraction and oil and gas drilling be adequately and fairly regulated under this Plan?**
  - SGMP proposes to regulate mining and oil and gas exploration and production by establishing an overlay district called Development of County–Wide Impact (DCI).
  - DCIs have potential to effect the entire County, not just a region or sub–region
  - DCI’s will be an overlay district which will require more stringent regulations to ensure that the environmental and fiscal impacts are mitigated.

# FAQs:

- ▶ **Does this Plan “take” private property?**
  - No, the SGMP is a comprehensive plan for the County authorized by State Regulations which establishes a framework for the SLDC.
  - The SLDC will establish the regulatory mechanism
  - Zoning was established as a regulatory tool by the US Supreme Court in the 1920s.

# FAQs:

## ▶ Will this Plan raise taxes?

- No, the SGMP will not raise taxes.
- SGMP will require that new growth pay for the services that are required for new development so existing residents are not burdened with additional taxes to provide necessary infrastructure and services.
- Financial mechanisms are identified in SGMP to provide options for development to provide required infrastructure and services.

## ▶ Will this Plan revise the affordable housing ordinance?

- No, however, the SGMP recommends policies to revise the affordable housing ordinance.

# FAQs:

- ▶ **Why is there not a cost/benefit analysis for the potential costs of this Plan?**
  - SGMP is a Comprehensive Plan that recommends a number of new programs, projects and directives.
  - All new initiatives must be reviewed and approved by the BCC and/or management.
  - Implementation of projects would be established in County Strategic Plan and would include an analysis of costs and benefits for each proposed program or project.
    - SGMP → CIP → Strategic Plan (priorities/costs) → Action Plan (organizational assignments/timing)

# FAQs:

- ▶ **Will the Plan raise the cost of housing related to fire code requirements?**
    - No – the Fire Code is not part of this process.
    - State of NM adopted the 2006 International Fire Code which also applies in the County.
    - Plan does not effect the Fire Code.
  
  - ▶ **How does this Plan affect community planning?**
    - Strengthens and further evolves existing Community Planning program.
    - Recommends new techniques so community planning can be more streamlined and efficient.
    - Provides two new options for community involvement – Community Organizations and Registered Organizations
- 